Tommy Gong
San Luis Obispo
County Clerk-Recorder
Main Office: (805) 781-5080
Atascadero: (805) 461-6041
www.slovote.com

Receipt: 19-10838

ProductName		Extended
FISH	FISH AND WILDLIFE FILING	$2,404.75
	# Pages	86
	Document #	40-04052019-108
	Document Info:	COUNTY OF SAN LUIS OBISPO
	Filing Type	ND
Total		$2,404.75
Tender (On Account)		$2,404.75

Account#	CTY
Account Name	JE except TX & DSS
Balance	$2,804.75
Comment	1001973535

PLEASE KEEP FOR REFERENCE

4/5/19 2:47 PM nbalseiro
San Luis Obispo

Tommy Gong
San Luis Obispo
County Clerk-Recorder
Main Office (805) 781-5080
Atascadero (805) 461-6041
www.slovote.com

Receipt: 19-40020

Product Name		Extended
FISH	FISH AND WILDLIFE FILING	$2,404.75
	# Pages	30
	Document #	40-04052019-108
	Document Info:	COUNTY OF SAN LUIS OBISPO
	Filing Type	ND

Total	$2,404.75
Tender (On Account)	$2,404.75

Account: CTY
Account Name: IE except TX & DSS
Balance $2,604.75
Comment 1001973635

PLEASE KEEP FOR REFERENCE

4/5/19 2:47 PM nbsleslio
San Luis Obispo

State of California - Department of Fish and Wildlife

2019 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

RECEIPT NUMBER: 40-04052019-108

STATE CLEARINGHOUSE NUMBER *(If applicable)*: 2018121064

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
COUNTY OF SAN LUIS OBISPO	kshea@co.slo.ca.us	04/05/2019

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SAN LUIS OBISPO	

PROJECT TITLE

LOTYSCH MINOR USE PERMIT/COASTAL DEVELOPMENT PERMIT; DRC2017-00080

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
MATTHEW LOTYSCH	mlotysch@gmail.com	(310) 985-5531

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
7306 VISTA DEL MAR LANE	PLAYA DEL REY	CA	90293

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$3,271.00	$	
☒ Mitigated/Negative Declaration (MND)(ND)	$2,354.75	$	$2,354.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,112.00	$	

☐ Exempt from fee

- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	
☒ County documentary handling fee		$	$50.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED $ $2,404.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
x Naomi Balseiro	Naomi Balseiro, Deputy County Clerk-Recorder

Governor's Office of Planning & Research

JULY 03 2019

STATE CLEARINGHOUSE

Filed in County Clerk's Office
Tommy Gong
San Luis Obispo - County Clerk-Recorder
40-04052019-108
04/05/2019
FISH
Pages: 86
Fee: $ 2404.75
By nbalseiro, Deputy

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY

Negative Declaration & Notice Of Determination

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

ENVIRONMENTAL DETERMINATION NO. ED17-320 **DATE:** December 19, 2018

PROJECT/ENTITLEMENT: Lotysch Minor Use Permit/ Coastal Development Permit ; DRC2017-00080

APPLICANT NAME: Matthew Lotysch **Email:** mlotysch@gmail.com
ADDRESS: 7306 Vista Del Mar Lane, Playa Del Rey, CA 90293
CONTACT PERSON: Matthew Lotysch **Telephone:** 310-985-5531

PROPOSED USES/INTENT: A request by Matthew Lotysch for a Minor Use Permit /Coastal Development Permit to allow for the construction of: a two-story, 6,045 square foot single family residence, an attached 1,702 square foot (sf) garage, a 271 sf covered pedestrian entry, a 1,291 sf deck area (464 sf covered / 827 sf uncovered), a 440 sf patio, a 8,986 sf driveway (4,609 sf paved / 4,377 gravel), a 360 sf greenhouse, and a septic system/leach field on a 2.79 acre parcel. The project will result in site disturbance of approximately 23,163 square feet (0.53 acre) including 600 cubic yards of cut and 450 cubic yards of fill. Two portions of the site (designated Area A and Area B), totaling roughly 1.37 acres, are proposed as a conservation/open space easement area.
LOCATION: The project site is within the Residential Suburban land use category and is located at 85 Seascape Place in the community of Los Osos. The site is within the Coastal Zone and is and within the Estero planning area.

LEAD AGENCY: **County of San Luis Obispo**
Dept of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040
Website: http://www.sloplanning.org

Governor's Office of Planning & Research
JULY 03 2019
STATE CLEARINGHOUSE

(ENDORSED)
FILED
APR 05 2019
TOMMY GONG, COUNTY CLERK
NAOMI BALSEIRO
DEPUTY CLERK

STATE CLEARINGHOUSE REVIEW: YES ☒ NO ☐

OTHER POTENTIAL PERMITTING AGENCIES:

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.
COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 4:30 p.m. (2 wks from above DATE)

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. 2018121064

This is to advise that the San Luis Obispo County Planning Dept. Hearing as ☒ *Lead Agency* ☐ *Responsible Agency* approved/denied the above described project on February 1, 2019, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

Signature	Project Manager Name	Date	Public Agency
Kate B Shea	Kate Shea (kbshea@co.slo.ca.us)	3/8/2019	County of San Luis Obispo

Governor's Office of Planning & Research
JULY 03 2019
STATE CLEARINGHOUSE

Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

(ver 5.10)Using Form

Project Title & No. (Lotysch) Minor Use Permit ED17-320 (DRC2017-00080)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

☒ Aesthetics	☐ Geology and Soils	☐ Recreation
☐ Agricultural Resources	☐ Hazards/Hazardous Materials	☒ Transportation/Circulation
☒ Air Quality	☐ Noise	☒ Wastewater
☒ Biological Resources	☐ Population/Housing	☒ Water /Hydrology
☐ Cultural Resources	☐ Public Services/Utilities	☐ Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Kate Shea (kbshea@co.slo.ca.us)	Kate Shea	12/20/2018
Prepared by (Print)	Signature	Date

Kerry Brown, Senior Planner	Kerry Brown	Ellen Carroll, Environmental Coordinator (for)	12/20/2018
Reviewed by (Print)	Signature		Date

Governor's Office of Planning & Research

JULY 03 2019

STATE CLEARINGHOUSE

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The County Planning Department uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Planning Department, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

Description. A request by Matthew Lotysch for a Minor Use Permit /Coastal Development Permit to allow for the construction of: a two-story, 6,045 square foot single family residence, an attached 1,702 square foot (sf) garage, a 271 sf covered pedestrian entry, a 1,291 sf deck area (464 sf covered / 827 sf uncovered), a 440 sf patio, a 8,986 sf driveway (4,609 sf paved / 4,377 gravel), a 360 sf greenhouse, and a septic system/leach field.. The project will result in site disturbance of approximately 23,163 square feet (0.53 acre) including 600 cubic yards of cut and 450 cubic yards of fill, of a 2.79 acre parcel. Two portions of the site (designated Area A and Area B), totaling roughly 1.37 acres, are proposed as a conservation/open space easement area. The project site is within the Residential Suburban land use category and is located at 85 Seascape Place, in the community of Los Osos.

The project site borders the terminus of Seascape Place on the north, an unimproved private roadway that provides vehicular access to adjoining private properties to the east, as well as State Parks & Recreation Department's service vehicles accessing Montaña de Oro State Park (Figure 3). Seascape Place is also used by pedestrians and equestrians to access the State Park from Pecho Valley Road. As proposed with this project, Seascape Place would: (1) remain a private and unimproved roadway, (2) continue to provide vehicular access to adjoining private properties to the east, as well as State Parks & Recreation Department's service vehicles accessing Montaña de Oro State Park to the west, and (3) continue to provide public accessibility to both pedestrians and equestrians accessing the State park.

The project site is largely vacant and slopes moderately downward to the northwest. Existing improvements include a 2,000-gallon septic tank/septic field near the center of the site and short segment of fencing. Along the eastern and northern property line is an existing fire hydrant and water line.

Surrounding land uses include single family residences on parcels of 1.3 acres; Montaña de Oro State Park is located directly to the west. To the north is an approximately 18-acre undeveloped parcel. On-site vegetation consists of coastal scrub plant community comprised of various native shrubs and non-native plants such as veldt grass, sea fig, and narrow-leaved ice plant. The site plan (Figure 4) shows the residence and attached garage situated in the southwest corner of the site with the living room, master bedroom, and outdoor decks oriented to the west and southwest to capture views of the ocean and coastline. Elevations submitted for the project show exterior materials that include plaster, stone, wood, and bronze anodized accents and a flat roof. Landscaping is proposed near the residence.

A federally listed species (Morro shoulderband snail) has been documented to occur on the project site; accordingly, the project applicants have applied for a Low Effect Habitat Conservation Plan (LEHCP) which recommends measures to ensure the protection of this listed species and to compensate for the loss of sensitive habitat (see Section 3 Biological Resources).

The project is located within the Residential Suburban (RS) land use category of the Coastal Zone and is and within the Estero planning area.

Figure 1 – Project Location

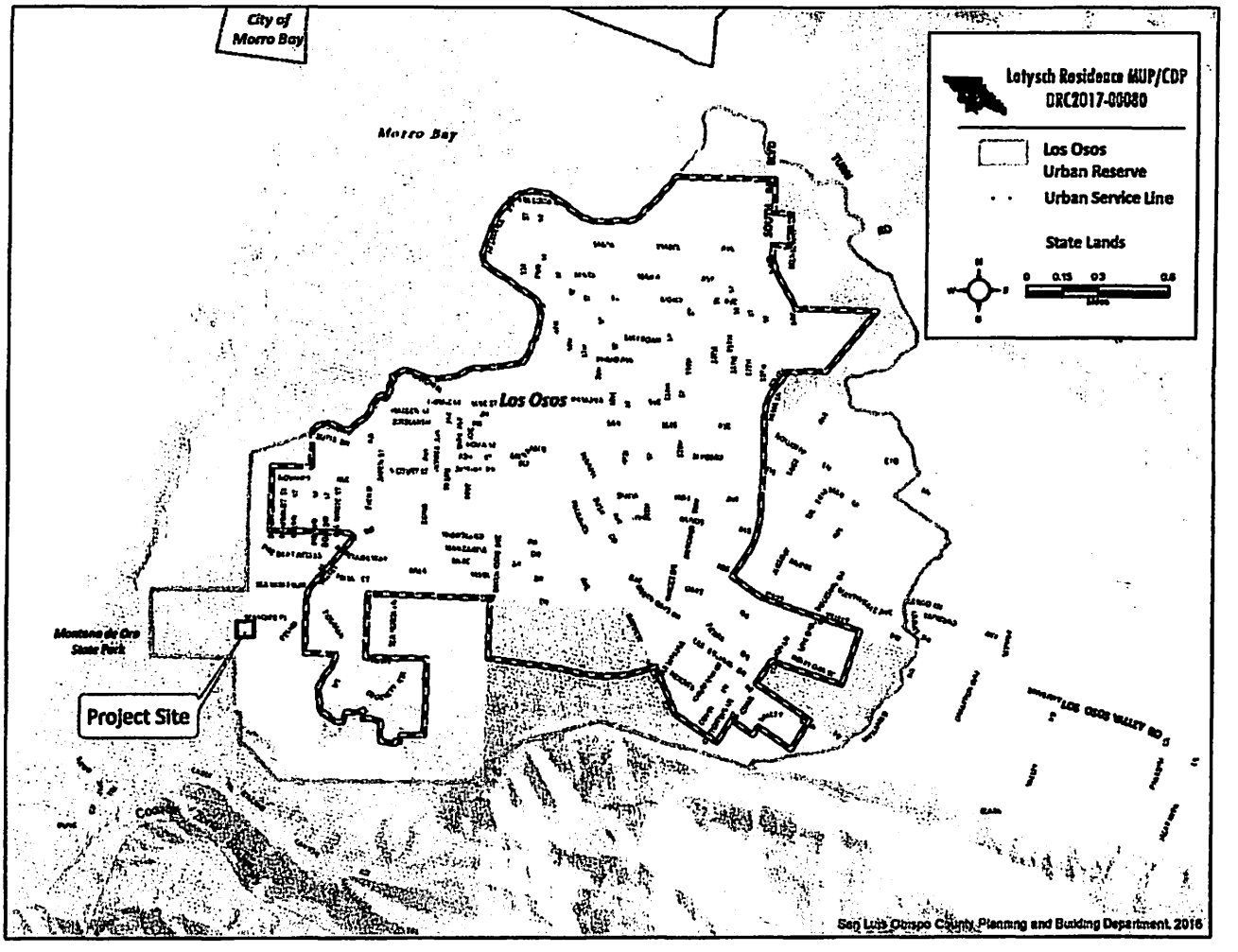


Figure 2 -- Project Setting

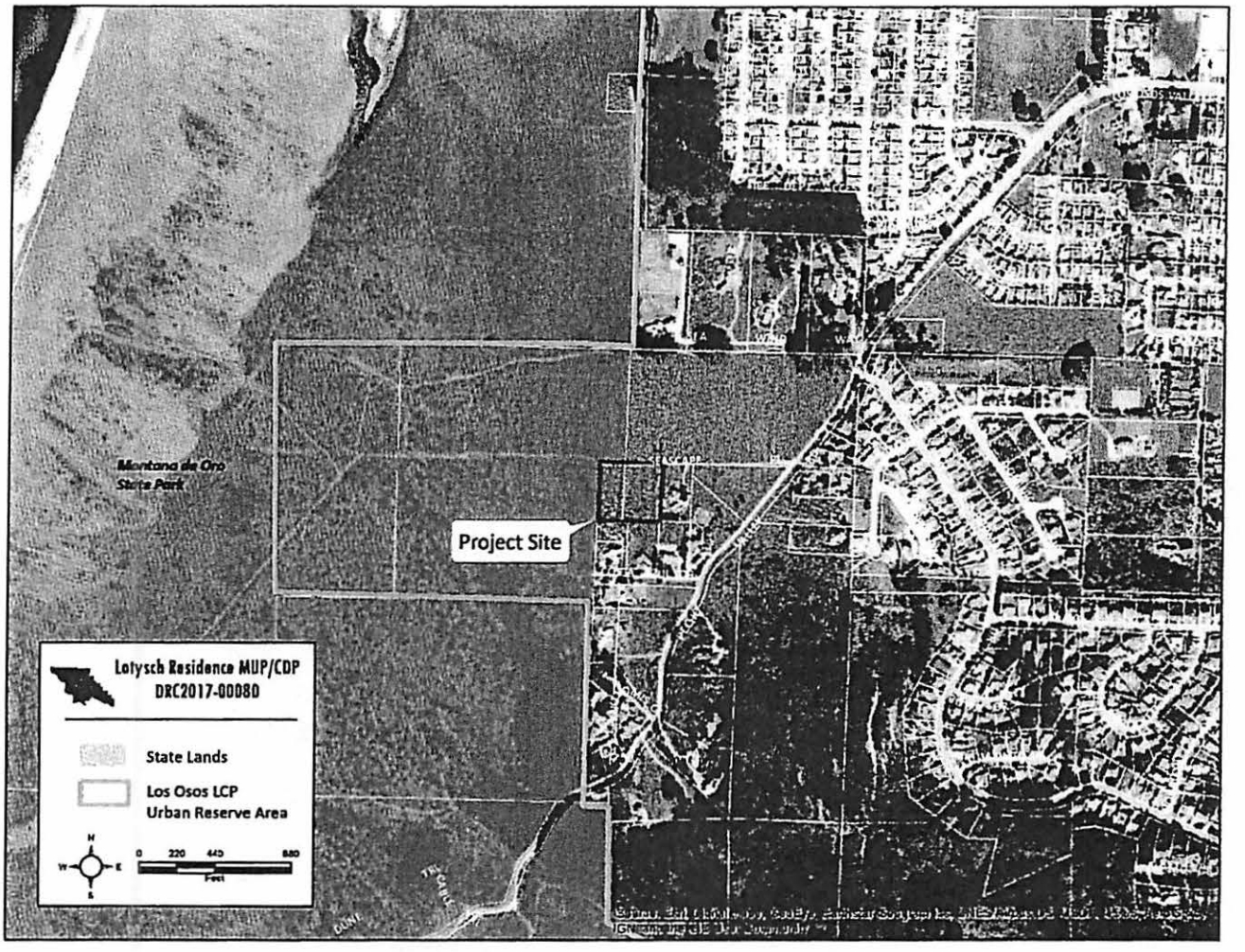


Figure 3 – Aerial View of Development Plan and Conservation Areas

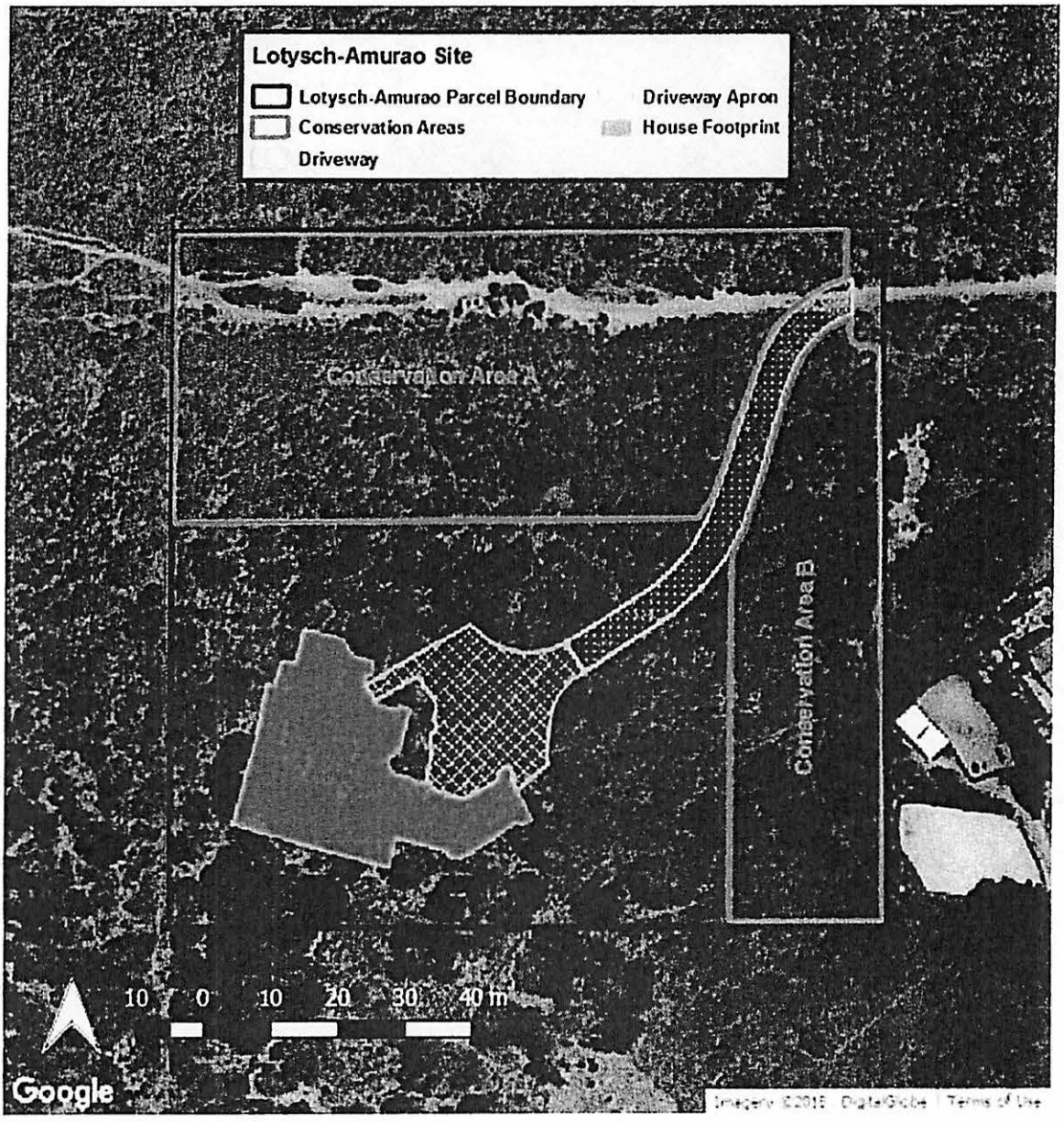


Figure 4 – Site Plan

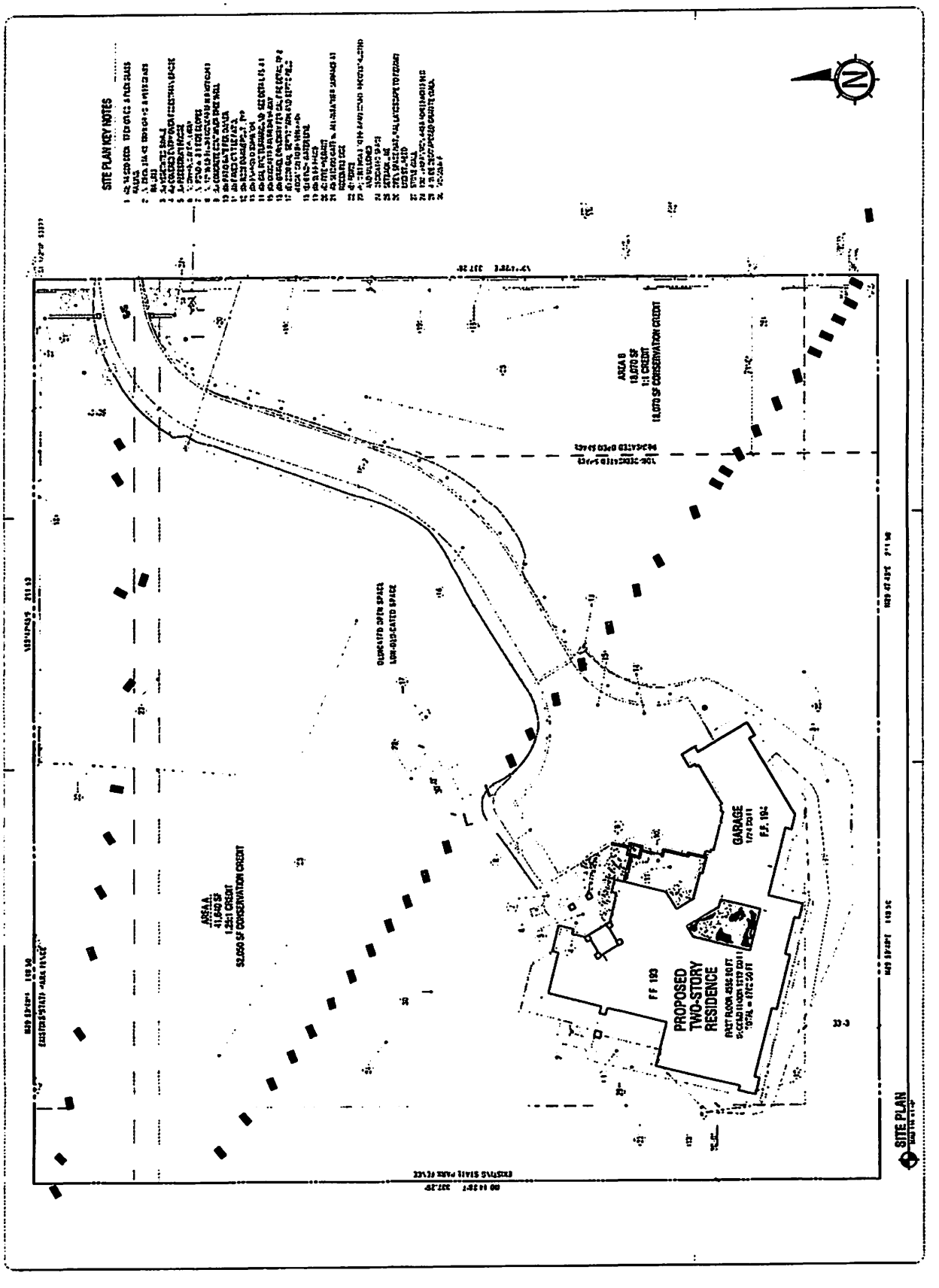
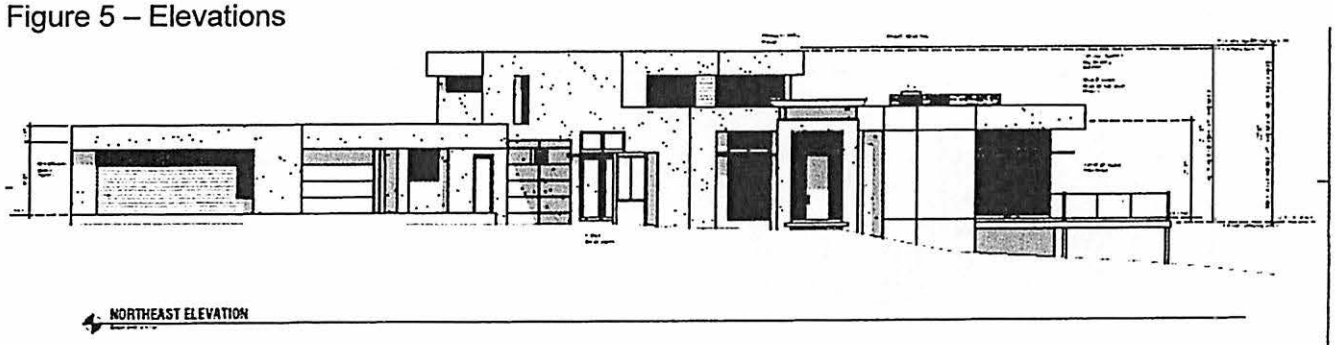
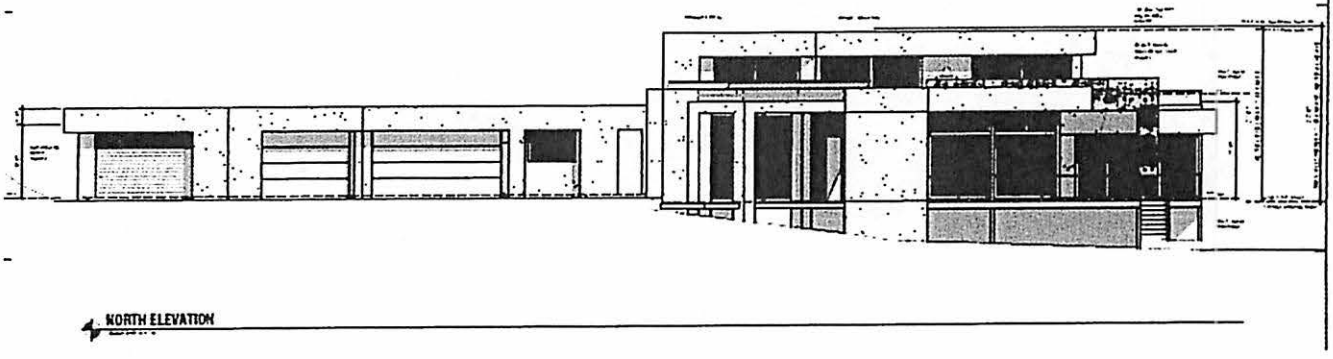


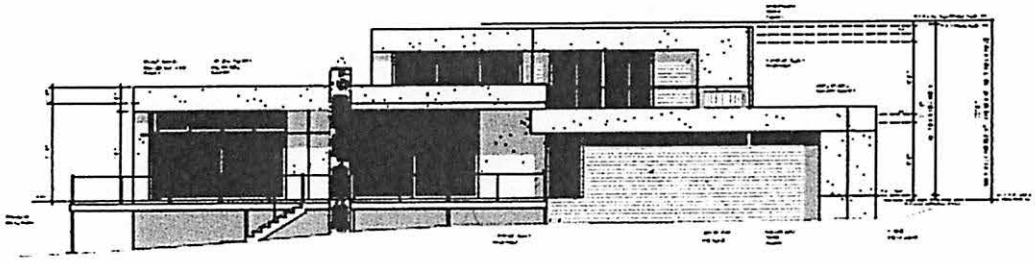
Figure 5 – Elevations



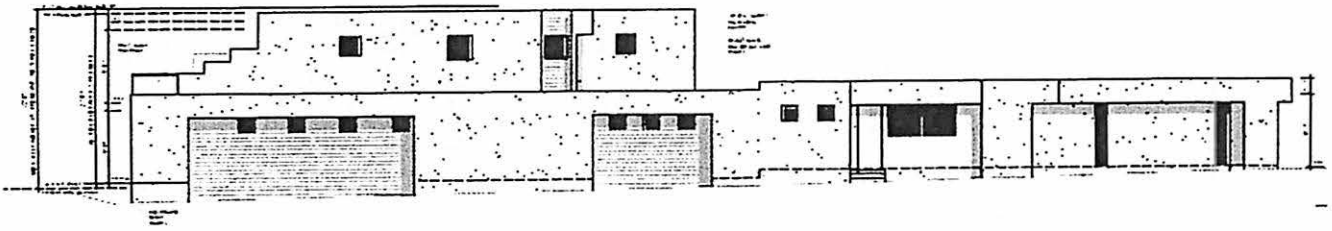
NORTHEAST ELEVATION



NORTH ELEVATION



NORTHWEST ELEVATION



SOUTHWEST ELEVATION

ASSESSOR PARCEL NUMBER(S): 074-024-012, 074-024-014

Latitude: 35 degrees 18' 21" Longitude: 120 degrees 51' 39" **SUPERVISORIAL DISTRICT # 2**

B. EXISTING SETTING

PLAN AREA: Estero **SUB:** None **COMM:** Los Osos

LAND USE CATEGORY: Residential Suburban

COMB. DESIGNATION: Terrestrial Habitat, Sensitive Resource Area, Coastal Zone, Coastal Appealable Zone

PARCEL SIZE: 2.8 acres

TOPOGRAPHY: Moderately sloping

VEGETATION: Coastal scrub, non-native grasses/ground cover

EXISTING USES: Undeveloped

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Suburban; vacant	*East:* Residential Suburban; single-family residence(s)
South: Residential Suburban; single-family residence(s)	*West:* Recreation; Montana de Oro State Park

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, at least one issue was identified as having a potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

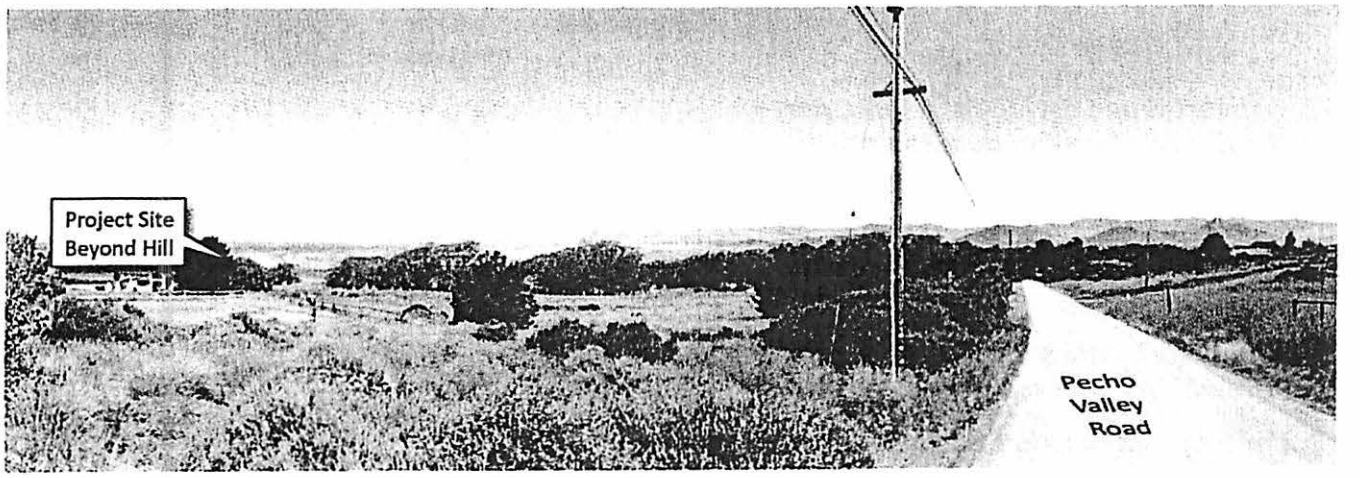
1. AESTHETICS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create an aesthetically incompatible site open to public view?	☐	☐	☒	☐
b) Introduce a use within a scenic view open to public view?	☐	☐	☒	☐
c) Change the visual character of an area?	☐	☐	☒	☐
d) Create glare or night lighting, which may affect surrounding areas?	☐	☒	☐	☐
e) Impact unique geological or physical features?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☒

Aesthetics

Setting. The project site is located on the south side of Seascape Place, about 825 feet west of Pecho Valley Road. Seascape Place is a private unpaved roadway that extends west from Pecho Valley Road about one quarter mile where it terminates at Montaña de Oro State Park (Figure 2). Pecho Valley Road is a two-lane arterial that connects Los Osos with Montaña de Oro State Park. As the roadway travels south up the hill, the visual character transitions from one dominated by urban and suburban development (single family residences) to a largely natural landscape. From Pehco Valley Road views of the coastline are expansive and include the Morro Bay Estuary, Morro Rock and the sandspit (Figure 6).

Pecho Valley Road is not a State designated Scenic Highway; however, Pecho Valley Road from Rodman Drive through Montaña de Oro State Park is included on the County's list of "Suggested Scenic Corridors" provided in Table VR-2 of the Open Space and Conservation Element. The project site is not subject to the Highway Corridor Design Standards overlay but is located in a Sensitive Resource Area and in an area mapped as a Coastal Zone Terrestrial Habitat Area.

Figure 6 – View Looking North From Pecho Valley Road



Impact. The project will result in the construction of a single family residence within an area that is sporadically developed with residential uses on large lots. The form, mass and scale of the dwelling is compatible with existing residences and would not significantly alter the visual character of the area. The project will not require the removal of any trees.

The maximum height of the proposed residence is 21 feet at highest roof pitch above the average natural grade. The project will not be visible from any major roadways or silhouette above any ridgelines as viewed from public roadways. The dwelling will not be visible from Pecho Valley Road due to the sloping topography, existing vegetation, and intervening residences.

Exterior lighting may create lighting and glare when viewed from surrounding areas. The applicant will be required to shield exterior lighting to minimize glare in compliance with County ordinance.

Conclusion/Mitigation

The preceding discussion supports the following conclusions:

- The project is in an area developed with residences of a comparable scale and density.
- The project site will be only minimally visible to the public.
- The project has been designed to minimize vegetation removal and will result in minimal impacts to native vegetation.
- The project will be conditioned to provide an exterior lighting plan prior to building permit issuance to ensure the project will not create off-site glare.

With application of the recommended mitigation measure to provide a lighting plan, impacts to aesthetic and visual resources will be reduced to less than significant levels.

2. AGRICULTURAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?	☐	☐	☐	☒
b) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?	☐	☐	☐	☒
c) Impair agricultural use of other property or result in conversion to other uses?	☐	☐	☐	☒
d) Conflict with existing zoning for agricultural use, or Williamson Act program?	☐	☐	☐	☒
e) Other: _____	☐	☐	☐	☒

Agricultural Resources

Setting. The following area-specific elements relate to the property's importance for agricultural production:

Land Use Category: Residential Suburban

State Classification: Not prime farmland

Historic/Existing Commercial Crops: None

In Agricultural Preserve? No Los Osos AG Preserve Area

Under Williamson Act contract? No

The soil type(s) and characteristics on the subject property include:

Baywood fine sand (9 - 15% slope). This gently to moderately sloping sandy soil is considered well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering. The soil is considered Class VI (non-irrigated) and Class IV (irrigated).

According to Table SL-2 of the Conservation and Open Space Element, the *Baywood fine sand 9 to 15 percent slopes*, is not classified an important agricultural soil.

Impact. The project site is located in a predominately non-agricultural area with no agricultural activities occurring on the property or in the area. No significant impacts to agricultural resources are anticipated.

Conversion of Prime Farm Land. The project will result in the disturbance of about 23,000 square feet associated with the construction of a residence and new driveway. According to Table SL-2 of the Conservation and Open Space Element this soil is not considered prime or other important farmland. Therefore, the project will not result in the conversion of prime farmland.

Impair the Agricultural Use Of Other Property Or Result in Conversion To Other Uses. Surrounding properties consist of residential development on parcels that vary in size from 1.3 acres to 18 acres. The larger parcels are in public ownership that does not allow agriculture. Because of the small parcel sizes in the area and the limited productivity of the soil, the project is not expected to adversely impact agricultural uses on surrounding properties or result in the conversion of such lands to other uses.

Conflict With Existing Zoning or Williamson Act Program. The project site is within the *Residential Suburban* land use category (zoning) where the construction of a single family residence is an allowed use.

Mitigation/Conclusion. The project will have a less than significant impact on agricultural resources. No mitigation measures are necessary.

3. AIR QUALITY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	☐	☒	☐	☐
b) Expose any sensitive receptor to substantial air pollutant concentrations?	☐	☐	☒	☐
c) Create or subject individuals to objectionable odors?	☐	☐	☒	☐
d) Be inconsistent with the District's Clean Air Plan?	☐	☐	☒	☐
e) Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?	☐	☐	☒	☐
GREENHOUSE GASES				
f) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
h) Other: _____	☐	☐	☐	☒

Air Quality

Setting. In March, 2002 the San Luis Obispo County Air Pollution Control District (APCD) adopted a Clean Air Plan (CAP) which sets forth strategies for achieving and maintaining federal and State air pollution standards. State standards for ozone and fine particulate matter (PM_{10}) are currently exceeded within the District, and violation of federal standards may occur in future years without adequate planning and air quality management.

The Air Pollution Control District (APCD) has developed and updated their CEQA Air Quality Handbook (2012) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

The project proposes to disturb soils that have been given a wind erodibility rating of 1, which is considered "low".

Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature. This is commonly referred to as global warming. The rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system. This is also known as climate change. These changes are now thought to be broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated the APCD's CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,
2. Bright-Line Threshold: Numerical value to determine the significance of a project's annual GHG emissions; or,
3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO2/year (MT CO2e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO2e/yr was adopted for stationary source (industrial) projects.

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio standards and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

Under CEQA, an individual project's GHG emissions will generally not result in direct significant impacts. This is because the climate change issue is global in nature. However, an individual project could be found to contribute to a potentially significant cumulative impact. Projects that have GHG emissions above the noted thresholds may be considered cumulatively considerable and require mitigation.

Impact. As proposed, the project will result in the disturbance of approximately 23,163 square feet (0.53 acres), including 600 cubic yards of cut and 450 cubic yards of fill. Construction activities will generate exhaust emissions from construction equipment and vehicles, and particulate matter (fugitive dust) from earth disturbance. In addition, the emission of ozone precursors (NOx and ROG) associated with these activities would contribute to periodic high ozone levels in the southern portion of the County. Lastly, earth disturbing activities have the potential to release naturally occurring asbestos.

Construction Phase Impacts

The SLO APCD CEQA Handbook establishes thresholds of significance for various types of development and associated activities (Table 1). The Handbook also includes screening criteria for construction related impacts. According to the Handbook, a project with grading in excess of 4.0 acres and moving 1,200 cubic yards of earth per day can exceed the construction threshold for respirable particulate matter (PM_{10}). In addition, a project with the potential to generate 137 lbs per day of ozone precursors (ROG + NOx) or diesel particulates in excess of 7 lbs per day can result in a significant impact. Based on the project description, the project is not expected to exceed the daily emissions threshold for ROG and NOx combined.

Table 1 – Thresholds of Significance for Construction

Pollutant	Threshold[1]		
	Daily	Quarterly Tier 1	Quarterly Tier 2
ROG+NOx (combined)	137 lbs	2.5 tons	6.3 tons
Diesel Particulate Matter	7 lbs	0.13 tons	0.32 tons
Fugitive Particulate Matter (PM10), Dust2		2.5 tons	
Greenhouse Gases (CO2, CH4, N2O, HFC, CFC, F6S)	Amortized and Combined with Operational Emissions		

Source: SLO County APCD CEQA Air Quality Handbook, page 2-2.
Notes:
1. Daily and quarterly emission thresholds are based on the California Health & Safety Code and the CARB Carl Moyer Guidelines.
2. Any project with a grading area greater than 4.0 acres of worked area can exceed the 2.5 ton PM10 quarterly threshold.

Based on the preliminary grading plan submitted with the project, the project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres. Therefore construction related emissions will fall below the general thresholds triggering construction-related mitigation.

Impacts to Sensitive Receptors. Sensitive receptors are people or other organisms that may have a significantly increased sensitivity or exposure to air pollution by virtue of their age and health (e.g. schools, day care centers, hospitals, nursing homes), regulatory status (e.g. federal or state listing as a sensitive or endangered species), or proximity to the source. The project is within 1,000 feet of residences that may be occupied by sensitive receptors who could be exposed to diesel particulates and fugitive dust from construction activities. This is considered a potentially significant impact unless mitigated.

Naturally Occurring Asbestos

According to the APCD CEQA Air Quality Handbook, Naturally Occurring Asbestos (NOA) has been identified as a toxic air contaminant by the California Air Resources Board (CARB). Under the CARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any grading activities a geologic evaluation should be conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD.

The APCD website includes a map of zones throughout SLO County where NOA has been found and a geological evaluation is required prior to any grading. According to the web site map, the project site is located in an area where a geologic study for the presence of NOA is not required. Where mapping excludes the geologic study requirement for NOA, an exemption request is not required.

Development Burning. On February 5, 2000, the SLO APCD prohibited development burning of vegetative material within San Luis Obispo County. However, in under certain circumstances where no technically feasible alternative is available, limited burning may be allowed subject to regulations applied by the SLO APCD. Unregulated burning would result in a potentially significant impact.

Operational Phase Impacts

According to the APCD thresholds of significance, a project with less than 68 single family residences is unlikely to exceed to APCD operational thresholds for ozone precursor emissions. This project is a minor use permit for construction of one single-family residence. Therefore, operational phase emissions relating to ozone precursors and particulate matter are considered less than significant.

Consistency With the Clean Air Plan. The project will accommodate a level of development for the site that was anticipated by the Clean Air Plan. As discussed above, motor vehicle trips associated with operation of the project are expected to generate emissions that fall below the APCD threshold for operational impacts.

With regard to greenhouse gas emissions, using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

The Clean Air Plan includes land use management strategies to guide decisionmakers on land use approaches that result in improved air quality. This development is consistent with the "Planning Compact Communities" strategy because it incorporates an increase in development density within an urban area (Los Osos URL) which is preferable over increasing densities in rural areas.

Mitigation/Conclusion. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. With the recommended mitigation measures for construction-related dust and emissions control, impacts to air quality are considered less than significant.

4. BIOLOGICAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a loss of unique or special status species or their habitats?*	☐	☒	☐	☐
b) Reduce the extent, diversity or quality of native or other important vegetation?	☐	☐	☒	☐
c) Impact wetland or riparian habitat?	☐	☐	☒	☐
d) Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	☐	☐	☒	☐
e) Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☒

*** Species – as defined in Section15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.**

Biological Resources

Setting. The following are existing elements on or near the proposed project relating to potential biological concerns:

On-site Vegetation: Coastal dune scrub plant community and non-native species (veldt grass, etc.)

Name and distance from blue line creek(s): None

Habitat(s): Coastal Dune Scrub

Site's tree canopy coverage: Approximately 3%.

Morro Shoulderband Snail (*Helminthoglypta walkeriana*) is known to occur in the vicinity of the project site and suitable native habitat for the species is present on both lots. Accordingly, a Morro Shoulderband Snail Survey/Habitat Assessment was prepared for the project site in June 2017 by EcoVision. In addition, in November 2017, a Morro Bay Kangaroo Rat Habitat Assessment was prepared by Francis Villablanca. These two reports focus on habitat and/or plants related to Morro shoulderband snail (MSS) and Morro Bay Kangaroo Rat (MBKR) but also provide an overview of habitats present on the project site.

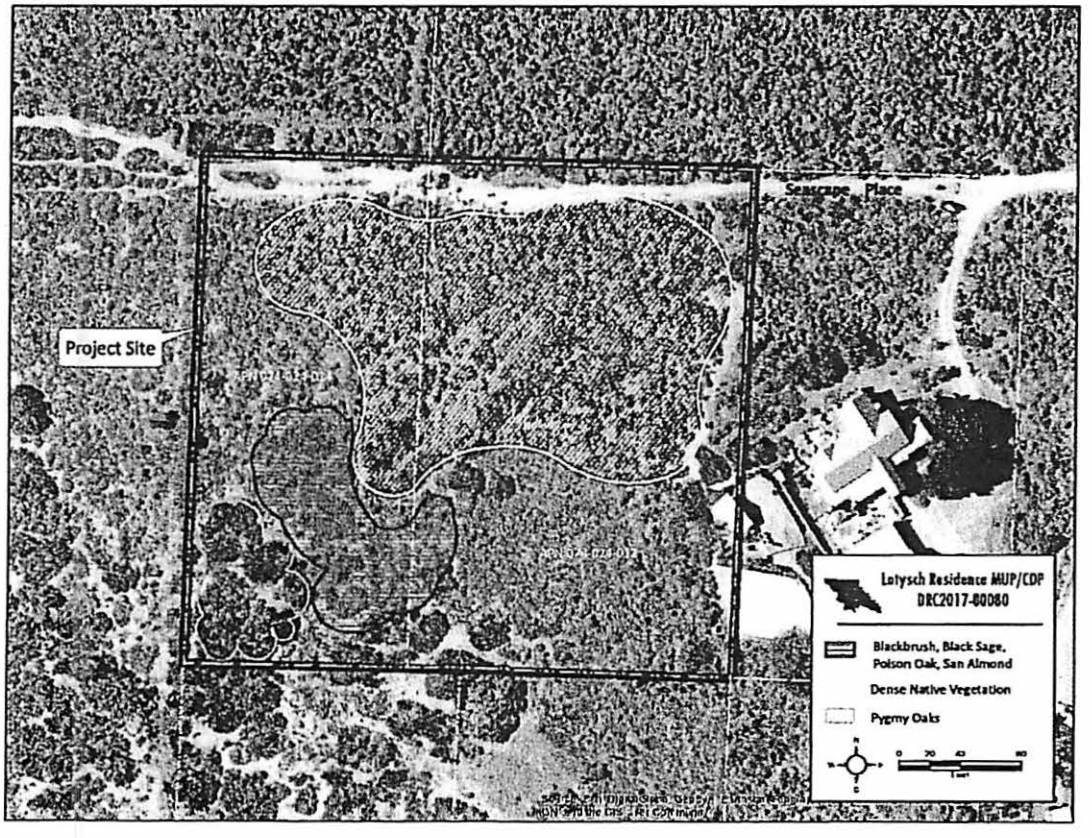
Habitats/Vegetation

Soils on the site consist of well-drained sandy loam described on the county soils survey as Baywood fine sand (2 to 15 percent slopes). These soils support a coastal scrub plant community comprised of various native shrubs, subshrubs, and forbs/herbs. Invasive perennial veldt grass (*Ehrharta calycina*) is present in high densities within the coastal dune scrub community on portions of the project site along with patches of non-native, invasive sea fig/hottentot fig (*Carpobrotus* spp.), and narrow-leaved iceplant (*Conicosia pugioniformis*).

According to the 2017 EcoVision report, the northern (lower) half of APN 074-024-012 is densely vegetated with native shrubs and sub-shrubs and supports a relatively low abundance of perennial veldt grass, possibly as a result of the high density of native shrubs. Common shrubs in this community include mock heather *(Ericameria ericoides)*, deerweed *(Acmispon glaber)*, California sagebrush *(Artemisia califomica)*, black sage *(Salvia mellifera)*, buckbrush *(Ceanothus cuneatus)*, coyote brush *(Baccharis pilularis)*, silver dune lupine *(Lupinus chamissonis)*, bush monkeyflower *(Mimulus aurantiacus)*, and dune buckwheat *(Eriogonum parvifolium)*. Forbs/herbs noted within the community include California croton *(Croton califomicus)*, Pacific aster *Symphyotrichum chilense)*, purple nightshade *(Solanum xanti)*, western thistle *(Cirsium occidentale)*, California poppy *(Eschscholzia califomica)*, California man-root *(Marah fabacea)*, sand mat *(Cardionema ramosissimum)*, and mesa horkelia *(Horkelia cuneata* ssp. *puperula)*, a list 1B.1 rare plant in the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants.

The coastal scrub community on APN 074-024-014 and the southern (upper) half of APN 074-024-012 is more open (lower shrub densities) than the community on the northern half of APN 074-024-012 and has been degraded by dense growth/cover of invasive perennial veldt grass. Many of the native shrub, sub-shrub, and forb/herb species described above are present within the areas invaded by perennial veldt grass but generally in much lower densities. Large stands of buckbrush and black sage occupy portions the southern half of both lots. Poison oak *(Toxicodendron diversilobum)* also occurs in abundance on the southern portions of both lots. Sand almond *(Prunus fasciculata* var. *punctata)*, a list 4.3 plant on the CNPS Inventory of Rare and Endangered Plants, is present to abundant in these areas as well. Several native species were found on APN 074-024-014 that were not noted on APN 074-024-012. These include Islay berry *(Prunus ilicifolia ilicifolia)*, fringed indian pink *(Silene laciniata)*, and fiddleneck *(Amsinckia spectabilis)*.

Figure 7 -- General Location of Sensitive Habitat Types



A search of the California Natural Diversity Database (CNDDB) revealed a total of 95 special-status plant species documented within a 10-mile radius of the project site and 33 special-status plant species that have the potential to occur within the biological study area (BSA) based on suitable habitat. Morro manzanita (listed as federally threatened) was not observed during the onsite surveys.

Table 2
Other Potential Sensitive Plant Species

Plant Species	Listing	Habitat	Comments
Beach spectaclepod (*Dithyrea maritima*)	ST, List 1B	The potential for the beach spectaclepod *(Dithyrea maritima)* has been identified about 0.69 miles to the northwest and 0.72 miles to the west. This perennial herb is generally found growing on sandy soils in coastal dunes and coastal scrub areas at elevations between 3 and 50 meters (66 to 164 feet). It is a California endemic which has a blooming period of March-May. Beach spectaclepod is considered a threatened plant by the state, and a rare plant by the CNPS (List 1B, RED 3-3-2).	
Blochman's leafy daisy (*Erigeron blochmaniae*)	List 1B	The potential for the Blochman's leafy daisy *(Erigeron blochmaniae)* has been identified about 0.43 miles to the northwest and 0.58 miles to the north. This perennial herb is generally found growing in coastal dunes and hills, coastal scrub areas at elevations between 3 and 45 meters (10 to 150 feet). It is a California endemic which has a blooming period of July-August. Blochman's leafy daisy is considered rare by the CNPS (List 1B, RED 2-2-3).	
Coast woolly-heads (Nemacaulis denudata var. denudata)	List 1B	The potential for the coast woolly-heads *(Nemacaulis denudata var. denudata)* has been identified about 0.68 miles to the northwest. The coast woolly-heads is a low growing plant native to California. It grows along the central and southern coasts along with northern Baja California at elevations less than 100 m. It is only found along beaches and flowers between March and April.	
Coastal goosefoot (*Chenopodium littoreum*)	List 1B	The potential for the coastal goosefoot *(Chenopodium littoreum)* has been identified about 0.75 miles to the west and 0.65 miles to the north. This annual herb grows commonly on coastal dunes on the coastline of San Luis Obispo and Santa Barbara counties. It has lance-shaped or elliptical leaves and is light green with yellow flowers.	
Indian Knob mountainbalm (*Eriodictyon altissimum*)	FE, SE, List 1B	The potential for the Indian Knob mountainbalm *(Eriodictyon altissimum)* has been identified about 0.98 miles to the southeast. This evergreen shrub is found generally on sandstone soils in chaparral (maritime), cismontane woodland and coastal scrub areas at elevations between 80 and 270 meters (260 to 890 feet). The blooming period is March-June. The Indian Knob mountainbalm is considered Federal and State endangered and extremely rare by CNPS (List 1B, RED 3-3-3).	If this plant is found on the property an Incidential Take Permit is required
Kellogg's horkelia (*Horkelia cuneata var. sericea*)	List 1B	The potential for the Kellogg's horkelia *(Horkelia cuneata var. sericea)* has been identified about 0.38 miles to the southwest. This perennial herb is found on sandy or gravelly soils in closed cone coniferous forest, chaparral and coastal scrub habitats (Tibor 2001) at elevations between 10 and 200 meters (30 ft to 660 ft). The typical blooming period is April-September. The Kellogg's horkelia is considered extremely rare by CNPS (List 1B, 3-3-3).	

Mesa horkelia (*Horkelia cuneata var. puberula*) List 1B		The potential for the mesa horkelia (*Horkelia cuneata var. puberula*) has been identified about 0.43 miles to the east and 0.71 miles to the southwest. This perennial herb is generally found on sandy or gravelly soils in chaparral, cismontane woodland, and coastal scrub areas between the 70 and 810-meter elevation (230 to 2,660 feet). It has a blooming period of February-September. The mesa horkelia is considered rare by CNPS (List 1B, RED 2-3-3).	Soils of the project site consist of Baywood fine sands which are considered unsuitable for *M. Horkelia*..
Morro manzanita (*Arctostaphylos morroensis*)	FT, List 1B	The potential for the Morro manzanita (*Arctostaphylos morroensis*) has been identified about 0.63 miles to the southeast. This evergreen shrub is found on sandy loam soils in chaparral (maritime), cismontane woodland, coastal dunes, and coastal scrub habitats between the 5 and 205-meter elevation (15 to 675 feet). The typical blooming period is December-March. The Morro manzanita is considered rare by CNPS (List 1B, RED 2-3-3) and federally threatened.	This species was not found on the project site.
Popcorn lichen (*Cladonia firma*)	List 2B	The potential for the popcorn lichen (*Cladonia firma*) has been identified about 066 miles to the northwest. The popcorn lichen grows along the coast of California but is mostly found in San Luis Obispo County. It is found in coastal dune and coastal scrub habitats on soil, detritus, and moss. It grows at elevations of 30-75 meters.	
Splitting yarn lichen (*Sulcaria isidiifera*)	FSC, List 1B	The potential for the splitting yarn lichen (*Sulcaria isidiifera*) has been identified about 0.87 miles to the southeast. This lichen is found on oak and shrub branches in chaparral and cismontane woodland habitats. Lichen do not flower. The splitting yarn lichen is considered federally a species of Special Concern.	

Wildlife. Coastal dune scrub provides habitat for a number of wildlife species, including western fence lizard (*Sceloporus occidentalis*), various bird species, and small rodents such as deer mice (*Peromyscus* spp.) and rabbits (*Sylvilagus* spp.). According to the CNDDB, 40 sensitive wildlife species have been documented within an approximate 10-mile radius of the project site. However, because this list is considered regional, an analysis of the range and habitat preferences of those animal species was conducted to identify which sensitive wildlife species have the potential to occur on the project site. Based on that analysis, the following special-status wildlife species have the potential to occur within, or directly adjacent to the project site: Morro shoulderband snail (*Helminthoglypta walkeriana*), coast horned lizard (*Phrynosoma blainvillii*), silvery legless lizard (*Anniella pulchra pulchra*), black legless lizard (*Anniella pulchra nigra*), Morro Bay blue butterfly (*Plebejus icarioides moroensis*) and nesting birds.

Although the species listed above may have the potential to occur within or adjacent to the project site, based on presence of suitable foraging, roosting, or nesting habitat, only the Morro shoulderband snail was identified during the field surveys. However, the potential for these species to occur cannot be ruled out due to the transitory nature of these wildlife species.

Table 3
Potential Sensitive Wildlife Species

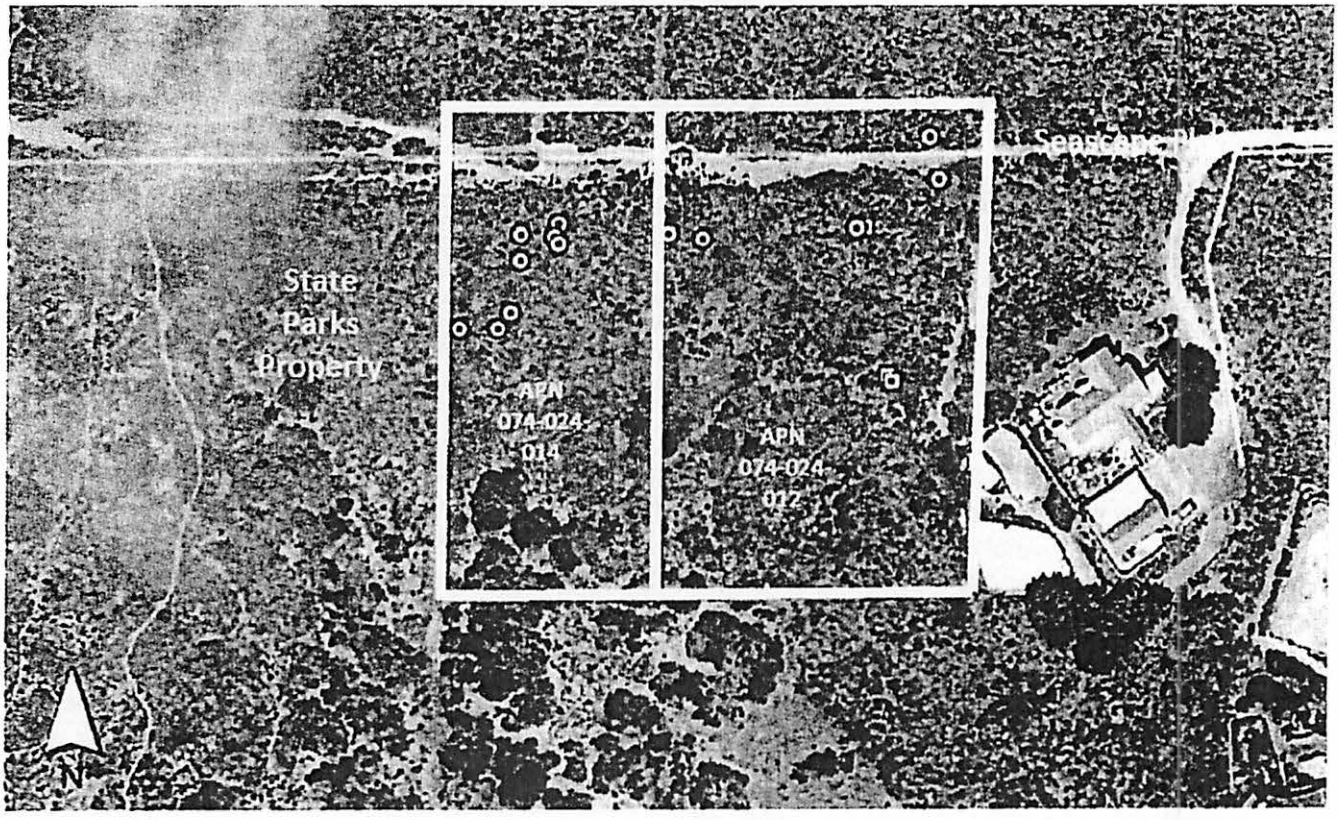
Wildlife Species	Listing	Habitat
Morro shoulderband snail (*Helminthoglypta walkeriana*)	Federal endangered species	The Morro shoulderband snail (MSS) is considered federally endangered. There are two forms of the MSS, the coastal snail and the inland snail. The coastal snail is restricted to the coastal strand and coastal sage scrub habitats in the immediate vicinity of Morro Bay. The coastal form, *H. walkeriana walkeriana*, inhabits the duff beneath mock heather (*Ericameria*), buckwheat (*Eriogonum parvifolium*), mint shrubs (*Salvia* spp.), *Dudleya*, and iceplant (*Mesembryanthemum* spp.). The inland form, *H. walkeriana morroensis*, is found under coastal sage scrub, *Opuntia* cactus, fennel, and grasslands and swales with shrubs that provide canopy and leaf litter.
Morro Bay kangaroo rat (*Dipodomys heermanni morroensis*)	Federal endangered State endangered species	The Morro Bay kangaroo rat (*MBKR*) is considered a federal and state endangered species. The species inhabits coastal sage scrub on the south side of Morro Bay. It needs sandy soil, but not active dunes; prefers early seral stages.
Coast horned lizard (*Phrynosoma coronatum frontale*)	California Species of Special Concern	The coast horned lizard (*Phrynosoma coronatum frontale*) is a large species, and can reach 10 cm (4 inches) excluding the tail. It is less rounded than other horned lizards. It has two large dark blotches behind its head, followed by three broad bands on its body, with several smaller bands along the tail. Its color can be various shades of brown, with cream 'accents' around the blotches and the outer fringe of its scales. This lizard occurs in a variety of habitats, including scrubland, grassland, coniferous woods, and broadleaf woodlands. Typically it is found in areas with sandy soil, scattered shrubs, and ant colonies, such as along the edges of arroyo bottoms or dirt roads (Grismer 2002, Stebbins 2003). In southern California, *P. coronatum* was most common in areas with native ants and few or no Argentine ants, in areas with native chaparral vegetation, and in sites with porous soils relatively free of organic debris (Fisher et al. 2002). Individuals bury themselves in loose soil. Eggs are laid in a nest dug in the soil or in a burrow. This lizard ranges throughout most of west-central and southwestern California (United States) as well as most of Baja California (Mexico) (except the northeastern portion). In California, it ranges north to Shasta County, though a disjunct population occurs farther north at Grasshopper Flat, Siskiyou County, California (Jennings 1988, Grismer 2002, Stebbins 2003). The elevational range extends from near sea level to around 2,438 m (8,000 feet) (Stebbins 2003).
Morro Bay blue butterfly (*Plebejus icarioides moroensis*)		The Morro Bay blue butterfly (*Plebejus icarioides moroensis*) is endemic to San Luis Obispo County and northern Santa Barbara County and occupies less than 40-100 square miles. It is recorded to live in sand/dune habitats along the immediate coast from Morro Bay to Mussel Point. It does not migrate but its flight period is April to June.
Silvery legless lizard (*Anniella pulchra pulchra*)	California Species of Special Concern	The project is potentially within an area known to support the silvery legless lizard (*Anniella pulchra pulchra*). The silvery legless lizard is a federal and California Species of Special Concern. The species inhabits sandy or loose loamy soils under sparse vegetation. The lizard prefers soils with high moisture content.
Big free-tailed bat (*Nyctinomops macrotis*)	California Species of Special Concern	The potential for the big free-tailed bat (*Nyctinomops macrotis*) has been identified about 0.53 miles to the northwest. Due to their rarity in California, these bats are a California Species of Special Concern (Williams 1986). The big free-tailed bat is rare in California, ranging from the urban areas of San Diego Co., to Alameda County. These bats prefer rugged, rocky terrain

		and are most commonly found at around 2500 m (8000 ft). This nocturnal mammal principally feed on large moths, as well as other flying insects near water. This bat roosts in buildings, caves, and occasionally in holes in trees (Parish and Jones 1999). It also roosts in crevices in high cliffs or rock outcrops. While it probably does not breed in California, the young are born in June and July, with the young capable of flight in August to mid-September.
Black legless lizard (*Anniella pulchra nigra*)	California Species of Special Concern	The potential for the black legless lizard *(Anniella pulchra nigra)* has been identified about 0.42 miles to the west. The black legless lizard is a California Species of Special Concern. The species occurs in sand dunes and sandy soils in the Monterey Bay and Morro Bay regions. It inhabits sandy soil/dune areas with bush lupine and mock heather as dominant plants. Moist soil is essential.
Monarch butterfly (*Danaus plexippus*)	Threatened phenomenon" by the State and "rare" under CEQA Guidelines Section 15380	The potential for the Monarch butterfly *(Danaus plexippus)* has been identified about 0.36 miles to the north. This species is considered a "threatened phenomenon" by the State and "rare" under CEQA Guidelines Section 15380 because of declining availability of winter roosting habitat. Monarchs from west of the Rocky Mountains spend the winter along the California coast. Overwintering sites typically occur in dense, wind-protected tree groves with eucalyptus (*Eucalyptus* spp.), Monterey pine (*Pinus radiata*), and/or Monterey cypress (*Cupressus macrocarpa*) near the coast from northern Mendocino to Baja California (CNDDB, 2004).

A Morro Shoulderband Snail Survey/Habitat Assessment was prepared for the project site in June 2017 by EcoVision. In addition, in November 2017, a Morro Bay Kangaroo Rat Habitat Assessment was prepared by Francis Villablanca. The MSS assessment consisted of two surveys of the property conducted in a manner similar to a Service protocol-level survey as described in Survey Guidelines for the Morro Shoulderband Snail *(Helminthoglypta walkeriana)* (USFWS, June 2003). However, the assessment did not constitute a protocol-level survey effort, which requires five site surveys. Each survey involved visual searches of vegetation and objects that might provide suitable refuge for MSS. Surveyors did not search the interior of the dense stands of black sage and buckbrush but searched around the edges of the stands to the greatest extent practicable. Areas supporting poison oak were not searched.

Surveys were conducted during conditions where MSS may be more active such as immediately after a rain event or during periods of heavy/drippy fog. All live snails and snail shells found were identified to species level. A total of three live MSS and 13 MSS shells were found on the site during the survey effort. Figure 8 shows the boundaries of the two lots and the locations where the live MSS and MSS shells were found. All three live MSS and five MSS shells were found on APN 074-024-012. Eight MSS shells were found on APN 074-024-014. The presence of both adult and juvenile MSS is indicative of a viable, breeding population. All three live MSS were found in mock heather shrubs.

Figure 8 -- Location of Live MSS (squares) and Vacant Shells (circles) Found During Surveys



A MBKR assessment was conducted by Francis Villablanca in 2017. According to Villablanca the project site (APNs 074-024-012 and 074-024-014) are contiguous with habitat that contained MBKR in 1973 (Roest 1973). The 2017 site assessment: (1) reviewed whether the site currently contains suitable habitat for MBKR, (2) conducted a visual survey for signs of MBKR, (3) and conducted a tracking plate and camera station survey to detect MBKR. All assessments and surveys followed the approved Los Osos Wastewater Project (LOWWP) protocol (Villablanca 2012a), which was likewise approved for these parcels. Though suitable habitat is present onsite, no MBKR were detected. The report concluded it is extremely unlikely that MBKR are present, but undetected, on site. Though potentially suitable habitat is present on site, and there is some sign that could be attributed to MBKR, there is no direct evidence (tracks, photo images, or live captures) that MBKR are currently present on site.

Regulatory Setting

Federal Endangered Species Act

Section 9 of the Act and federal regulation pursuant to Section 4(d) of the Act prohibit the take of endangered and threatened species, respectively, without special exemption. Take is defined as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Harm is further defined by the U.S. Fish and Wildlife Service (Service) to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing essential behavioral patterns, including breeding, feeding, or sheltering. Harass is defined by the Service as intentional or negligent actions that create the likelihood of injury to listed species by annoying them to such an extent as to significantly disrupt normal behavioral patterns which include, but are not limited to, breeding, feeding, or sheltering. Incidental take is defined as take that is incidental to, and not the purpose of, the carrying out of an otherwise lawful activity.

Pursuant to Section 11(a) and (b) of the Act, any person who knowingly violates Section 9 of the Act or any permit, certificate, or regulation related to Section 9, may be subject to civil penalties of up to $25,000 for each violation or criminal penalties up to $50,000 and/or imprisonment of up to 1 year. Individuals and state and local agencies proposing an action that is expected to result in the take of federally listed species are encouraged to apply for an ITP under Section 10(a)(1)(B) of the Act to be in compliance with the law. Such permits are issued by the Service when take is not the intention of and is incidental to otherwise legal activities. An application for an ITP must be accompanied by an HCP. The regulatory standard under Section 10(a)(1)(B) of the Act is that the effects of authorized incidental take must be minimized and mitigated to the maximum extent practicable. Under Section 10(a)(1)(B) of the Act, a proposed project also must not appreciably reduce the likelihood of the survival and recovery of the species in the wild, and adequate funding for a plan to minimize and mitigate impacts must be ensured.

Section 7 of the Act requires federal agencies to ensure that their actions, including issuing permits, do not jeopardize the continued existence of listed species or destroy or adversely modify listed species' critical habitat. "Jeopardize the continued existence of..." pursuant to 50 Code of Federal Regulations (CFR) 402.2, means to engage in an action that reasonably would be expected, directly or indirectly, to reduce appreciably the likelihood of both the survival and recovery of a listed species in the wild by reducing the reproduction, numbers, or distribution of that species. Issuance of an ITP under Section 10(a)(1)(B) of the Act by the Service is a federal action subject to Section 7 of the Act. As a federal agency issuing a discretionary permit, the Service is required to consult with itself (i.e., conduct an internal consultation). Delivery of the HCP and a Section 10(a)(1)(B) permit application initiates the Section 7 consultation process within the Service.

Section 10(a)(1)(B) Process – Habitat Conservation Plan Requirements and Guidelines

The Section 10(a)(1)B) process for obtaining an ITP has three primary phases: (1) the HCP development phase; (2) the formal permit processing phase; and (3) the post-issuance phase. During the HCP development phase, the project applicant prepares a plan that integrates the proposed project or activity with the protection of listed species. An HCP submitted in support of an ITP application must include the following information:

- Impacts likely to result from the proposed taking of the species for which permit coverage is requested;
- Measures that will be implemented to monitor, minimize, and mitigate impacts; funding that will be made available to ensure such measures are implemented in accordance with permit conditions; and procedures to deal with unforeseen circumstances;
- Alternative actions considered that would not result in take; and,
- Any additional measures the Service may require as necessary or appropriate for purposes of the plan.

The HCP development phase concludes, and the permit processing phase begins when a complete application package is submitted to the appropriate permit-issuing office. A complete application package consists of: 1) the draft HCP; 2) an Implementing Agreement (IA), if applicable; 3) a permit application; and 4) a $100 fee from the applicant. The Service must publish a Notice of Availability of the HCP package in the Federal Register to allow for public comment. The Service also prepares an Intra-Service Section 7 Biological Opinion and a Set of Findings to evaluate the Section 10(a)(1)(B) permit application in the context of permit issuance criteria (see below). An Environmental Action Statement, Environmental Assessment, or Environmental Impact Statement serves as the Service's record of compliance with the National Environmental Policy Act (NEPA). A Section 10(a)(1)(B) ITP is granted upon a determination by the Service that the following criteria for permit issuance have been met:

- The taking will be incidental;
- The applicant will, to the maximum extent practicable, minimize and mitigate the impacts of such taking;
- The applicant will ensure that adequate funding for the HCP and procedures to deal with unforeseen circumstances will be provided;
- The taking will not appreciably reduce the likelihood of survival and recovery of the species in the wild;
- The applicant will ensure that other measures that the Service may require as being necessary or appropriate will be provided; and,
- The Service has received such other assurances as may be required that the HCP will be implemented.

During the post-issuance phase, the permittee (formerly the Applicant) and other responsible entities implement the HCP, and the Service monitors the permittee's compliance with the HCP as well as the long-term progress and success of the HCP. The public is notified of permit issuance by means of the Federal Register.

Section 10 of the Act analyzes cumulative impacts as those incremental impacts of the action on the environment added to other past, present, and reasonably foreseeable future actions regardless of what agency (Federal or non-Federal) or entity undertakes the action. The geographic area for analysis should be defined by where direct or indirect impacts of the covered activities could occur. Cumulative impacts under Section 10 of the Act can result from individually minor but collectively significant actions that take place over a period of time.

National Environmental Policy Act

The purpose of NEPA is two-fold: to ensure that federal agencies examine environmental impacts of their actions (in this case deciding whether to issue an ITP) and to utilize public participation. NEPA serves as an analytical tool on direct, indirect, and cumulative impacts of the proposed project alternatives to help the Service decide whether to issue an ITP (or Section 10(a)(1)(B) permit). NEPA analysis must be done by the Service for each HCP as part of the ITP application process.

National Historic Preservation Act

All federal agencies are required to examine the cultural impacts of their actions (e.g., issuance of a permit). This may require consultation with the State Historic Preservation Office and appropriate American Indian tribes. All ITP applicants are required to submit a Request for Cultural Resources Compliance form to the Service. To complete compliance, the applicants may be required to contract for cultural resource surveys and possibly to develop and implement mitigation.

California Endangered Species Act

Sensitive, endangered, and threatened plants and animals of California are listed pursuant to Section 1904 (Native Plant Protection Act of 1977) and Section 2074.2 and 2077.5 (California Endangered Species Act of 1984 [CESA]) of the California Department of Fish and Wildlife (CDFW) Code (California Fish and Game Code [CF&GC]). Under CESA, the CDFW has the responsibility for maintaining a list of threatened and endangered species. The CDFW also maintains lists of "species of special concern" which serve as "watch lists." Pursuant to the requirements of CESA, an agency reviewing a proposed project within its jurisdiction must determine whether any State listed endangered or threatened species may be present in the project area and determine whether the proposed project will have a potentially significant impact on such species. In addition, the CDFW encourages informal consultation on any proposed project which may impact a candidate species.

In addition, it is prohibited to "take" (CF&GC Section 86) species listed as threatened or endangered under CESA (CF&GC 2080) or as fully protected (CF&GC 3511, 4700, and 5050), which is defined as the following:

- Direct mortality;
- Permanent or temporary loss of occupied habitat that would result in mortality to or disruption of reproduction of at least one individual of the species; or,
- Avoidance by individuals of biologically important habitat for substantial periods that would result in the mortality or disruption of reproduction to at least one individual of the species.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Section 21000 seq.) requires state and local governmental agencies to complete an environmental review of discretionary projects that could impact environmental resources. CEQA applies to projects undertaken, funded, or requiring an issuance of a permit by a public agency. CEQA differs from NEPA in that it requires that significant environmental impacts of proposed projects be reduced to a less than significant level through adoption of feasible avoidance, minimization, or mitigation measures unless overriding considerations are identified and documented.

Local government review consisting of issuance of a Minor Use Permit will be conducted by the County. Prior to the issuance by the County of any permit that would allow an activity that could result in take of MSS (e.g., grading permit, approval of improvement plans, vegetation removal, and/or ground disturbance), the applicant will provide proof that they are in possession of a current, valid ITP for the MSS.

California Coastal Act

The proposed project is located within the Coastal Zone of California, and implementation of the project will likely require a Coastal Development Permit to satisfy provisions of the California Coastal Act of 1976 (CCA). The proposed project falls within the County's Estero Planning Area and must remain in compliance with the policies of the County's Coastal Zone Land Use Ordinance and Local Coastal Program.

Impact. Construction and maintenance of a single-family residence would result in temporary and permanent impacts to up to 23,163 square feet (0.53 acre) of coastal dune scrub habitat which may provide habitat for listed plant and wildlife species.

Impacts to Unique or Special-status Plant Species

Sand almond is present on the project site within the area of disturbance. In addition, although the Baywood fine sands are considered largely unsuitable for Mesa Horkelia, this species may be present on the project site. Pre-construction surveys will be required to determine the presence of listed plant species within the area of disturbance. If listed plant species are discovered, any removal will require replacement planting at a ratio of 2:1 in a suitable permanent conservation area.

Impacts to Unique or Special-status Wildlife Species

Morro Shoulderband Snail (MSS) (Federal ESA listing – endangered, California ESA – not listed)

Critical habitat for MSS was finalized on February 7, 2001 (66 Federal Register 9233). Critical habitat for MSS consists of three units covering 2,566 acres in San Luis Obispo County. Unit 1, Morro Spit and West Pecho covers 1,830 acres and encompasses the length of the Morro Bay sand spit and the foredune areas south to Hazard Canyon, and the area east of the Morro Spit between Pecho Road and the community of Los Osos. Unit 2: South Los Osos covers 320 acres and is located south of Los Osos in the lower slopes of the Irish Hills. Unit 3: Northeast Los Osos covers 416 acres and lies between Los Osos Creek and Baywood Park. The project site is not within designated critical habitat for MSS.

Project implementation will result in the conversion of 23,163 square feet of ruderal, nonnative grassland habitat to residential use. Approximately 5,208 square feet of habitat on the lot would not be

converted to residential use but would be subject to periodic hazard abatement and other site maintenance activities. This area includes the stand of native pygmy coast live oaks and patch of invasive sea fig near the northwest property corner.

Habitat on the site is considered to be suitable but of limited value for MSS. Direct impacts to, or incidental take of, the MSS may occur during relocation of MSS and initial vegetation clearing, grubbing, and earthwork in the form of initial grading and excavation for the utilities and foundation. Indirect impacts (*i.e.*, those impacts that may occur at a different time than the direct impacts but still as a result of project implementation) to the Morro shoulderband snail may include modification of local movement corridors, potential for trampling due to increased foot traffic, and an increased potential for herbicide/pesticide overspray. Vegetation maintenance for hazard abatement within the required defensible space could also result in take of Morro shoulderband snail.

Take of Morro shoulderband snail anticipated to result from implementation of those actions necessary to implement the proposed project is negligible in terms of the species' overall survival and recovery. Information from past surveys about species presence indicates that the number of individuals subject to incidental take would be very low. Take would be predominantly in the form of capture and moving of individuals out of harm's way; species detection will be aided by the relative lack of habitat existing on the parcel. The capture and moving of individuals out of harm's way, along with other avoidance and minimization measures that will be implemented, is expected to result in very low mortality and would not contribute to the loss of viability of the species.

The effects of project implementation on the persistence of the Morro shoulderband snail are considered to be very low owing to the relatively small size of the project area and the isolated and degraded nature of the habitat. Construction, maintenance, and occupation of a new single-family residence will result in minor cumulative effects to the Morro shoulderband snail. Even though habitat on the entire 20,068 square-foot parcel could be permanently lost, this is not expected to negatively affect the long-term, range-wide survival of the species due to its occurrence in suitable habitat at nearby locations, as well as elsewhere throughout its geographic range.

Morro shoulderband snails have been observed onsite; therefore, due to the parcel's location in an existing neighborhood, it is anticipated that individuals of the species will recolonize portions of the project site post-development.

Other Listed Species

Because of the ongoing disturbance of the project site, the absence of large trees, and the pervasive ruderal plant species, the project site is not expected to provide suitable habitat for other listed wildlife species. However, the project site may provide degraded habitat for coast horned lizard and legless lizard. Accordingly, pre-construction surveys will be required to the determine presence of listed reptiles. If found on the project site, the County-approved biologist will capture and relocate individuals to suitable habitat located outside the area of disturbance.

Impacts to Migratory Birds. No migratory birds or vacant nests were observed on the project site; however, the stand of pygmy coast live oak provides suitable nesting habitat. Construction of the proposed residence (e.g., site grading, vegetation removal) could impact a variety of nesting migratory bird species, if site disturbance is implemented during the typical nesting bird season (March 15 through August 15). This impact is considered significant unless mitigated.

Impacts Effecting the Extent, Diversity, or Quality of Native or Other Important Vegetation. Although coast live oaks are not a state or federally listed botanical species, the evaluation of impacts to oak woodlands is required by Senate Bill 1334 and the addition of Section 21083.4 to the California Public Resources Code (PRC). PRC Section 21083.4 requires that California lead agencies certify completion of project environmental review under the California Environmental Quality Act (CEQA).

The County's CEQA review process requires the evaluation of potential significant effects to oaks greater than 5 inches DBH, as measured at a height of four feet six inches above ground. Impacts include any ground disturbance within the critical root zone (i.e., 1.5 times the edge of canopy/drip line), trunk damage, or any pruning of branches that are three inches in diameter or greater. Mitigation ratios for removed and impacted trees are 4:1 and 2:1, respectively.

The project has been designed to preserve all existing coast live oak trees.

Section 401 of the Clean Water Act. Section 401 requires that federally permitted activities comply with California water quality laws. No waters of the U.S. or jurisdictional water features were observed during surveys of the project site. As conditioned, the project will not result in an impact to water quality. No mitigation is required.

California Endangered Species Act (CESA). Under the CESA CDFW reserves the right to request the replacement of lost habitat that is considered important to the continued existence of CESA protected species. No CESA listed species or their habitats are present on the project site.

California Coastal Act. No jurisdictional water features that met the California Coastal Commissions single-parameter definition are present on the project site. Project grading, road improvements, and development will result in impacts to marginal suitable habitat for the federally protected MSS. As a result, the ruderal vegetation present on the project site may be considered Environmentally Sensitive Habitat areas (ESHA) as defined by the Coastal Act. Any proposed impacts to these habitats must conform to the California Coastal Act. This impact is considered significant unless mitigated.

Mitigation/Conclusion.

The applicants have applied for a Low Effect Habitat Conservation Plan (LEHCP) through the US Fish and Wildlife Service (USFWA). The LEHCP (EcoVision, May 2018) will allow for the incidental take of the Morro shoulderband snail (*Helminthoglypta walkeriana*) associated with the construction of the residence and related improvements.

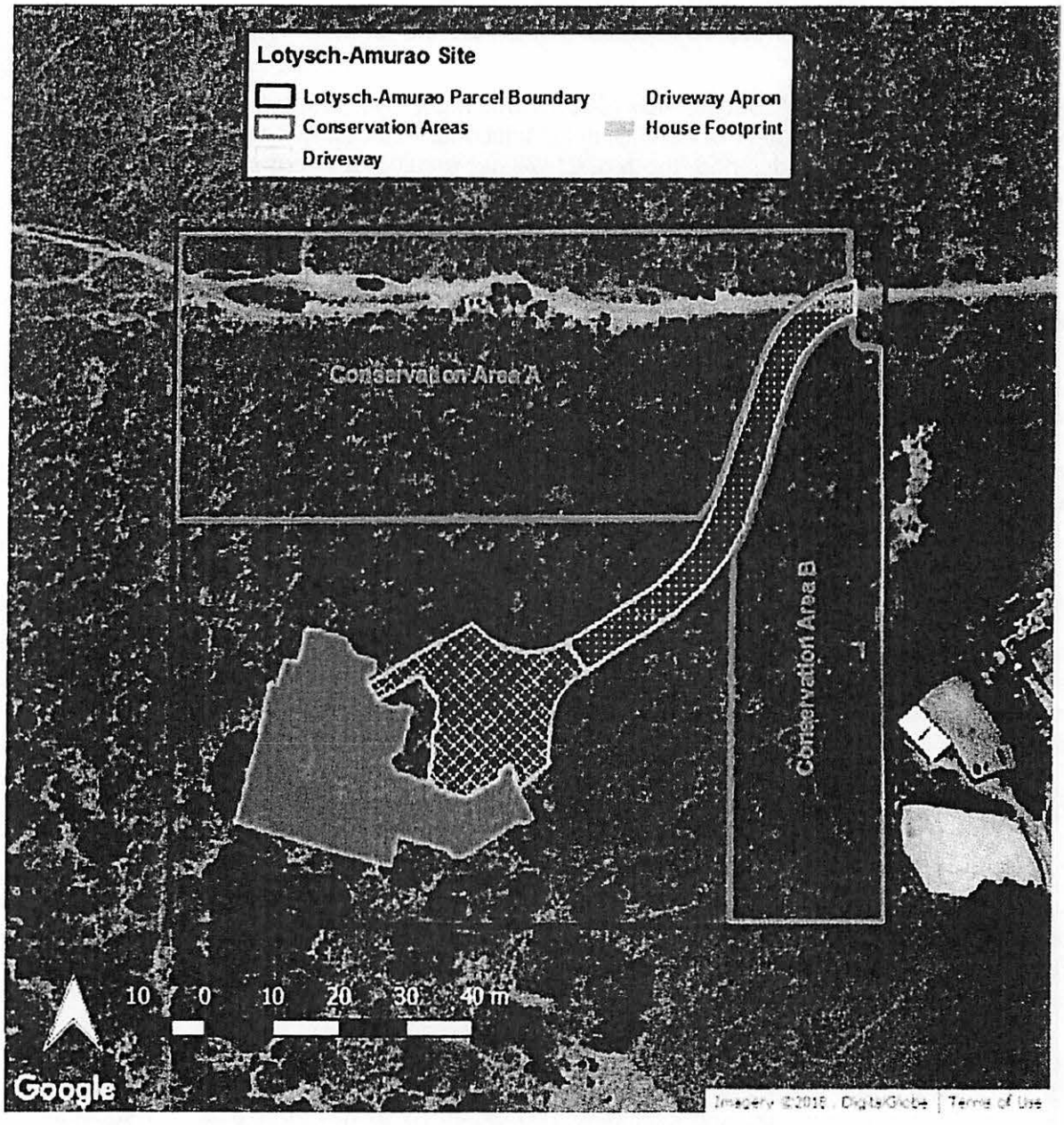
The LEHCP describes minimization and mitigation measures that will be implemented to minimize and mitigate the impacts of the project to protected species and their habitat and to further the conservation of these species. Minimization and mitigation measures include:

a) Pre-activity surveys;
b) Capture and moving of individual MSS;
c) Environmental awareness training;
d) Construction monitoring;

Under the LEHCP, unavoidable take of the Morro shoulderband snail will be mitigated through the dedication of a Conservation Easement (Conservation Areas A & B) to the County of San Luis Obispo. The Conservation Easement shall be approximately 1.37 acres (0.55 ha) in size and in substantial conformance with the two areas depicted on Figure 9, below. The easement must be recorded with the County prior to any site disturbance or use/reliance on County permits. Allowable activities within this easement will be restricted to those associated with natural resource enhancement and management. Language regarding allowable uses is provided in the recommended mitigation measures.

With regard to other listed wildlife and plant species, pre-construction surveys will be required to determine presence within the area of disturbance. If listed reptiles are discovered, they will be captured and relocated outside the area of disturbance by a County-approved biologist. If listed plant species are discovered within the area of disturbance, such as Mesa Horkelia, any removal will require replacement planting at a ratio of 2:1 within a suitable permanent conservation area.

Figure 9 -- LEHCP Conservation Areas



With incorporation of the recommended mitigation measures, potential impacts to biological resources will be reduced to less than significant.

5. CULTURAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb archaeological resources?	☐	☐	☒	☐
b) Disturb historical resources?	☐	☐	☐	☒
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Cause a substantial adverse change to a Tribal Cultural Resource?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☒

Cultural Resources

Setting. The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area.

In July, 2015, the legislature added the new requirements to the CEQA process regarding tribal cultural resources in Assembly Bill 52 (Gatto, 2014). By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process.

An archaeological surface survey of the project site was conducted in March 1989 by Charles E. Dills for a roughly 6,000 square foot residence proposed on the same site in the late 1980s. The residence was never constructed. The site review includes a cultural resources records search from the Cooperative Agricultural Support Services Authority (CASS) and the San Luis Obispo County Archaeological Society, a review of the project site, and the preparation of a letter documenting the results and recommendations.

Dills' letter indicates there are thirteen sites within one mile of the project site; however, "sites get more rare to the south of Los Osos Valley Road unless there is a near source of water such as Los Osos Creek." He further indicates "there have been several searches on the slope between Pecho Road and the ocean with no results. There are several sites at the foot of the slope to the north. And several very good sites are to the west in the dunes."

The project's archaeological survey found no historical resources or unique archaeological resources, as defined by the California Environmental Quality Act, were identified within or adjacent to the project area. Based on the negative results the report recommends no further cultural resource archaeological studies be required for this project.

Impact. The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. The cultural resources survey performed in 1989 found no evidence of archaeological resources. Per AB52, tribal consultation was performed and no responses were received. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No archaeological monitoring is recommended during grading activities unless previously undiscovered cultural materials are unearthed during project grading or construction. Per County of San Luis Obispo Coastal Zone Land Use Ordinance Section 23.05.040, if during any future grading and excavation, buried or isolated cultural materials are unearthed, work in the area should be halted immediately within 10 feet of the find until the find can be examined by a qualified archaeologist

and appropriate recommendations made. No significant impacts to cultural resources are expected to occur and no additional mitigation measures are necessary.

6. GEOLOGY AND SOILS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☐	☒	☐
b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones?*	☐	☐	☒	☐
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?	☐	☐	☒	☐
d) Include structures located on expansive soils?	☐	☐	☒	☐
e) Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?	☐	☐	☒	☐
f) Preclude the future extraction of valuable mineral resources?	☐	☐	☐	☒
g) Other: _____	☐	☐	☐	☒

* Per Division of Mines and Geology Special Publication #42

Setting. The following relates to the project's geologic aspects or conditions:

Topography: Gently rolling

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? 0.2 miles to the south (Los Osos Fault)

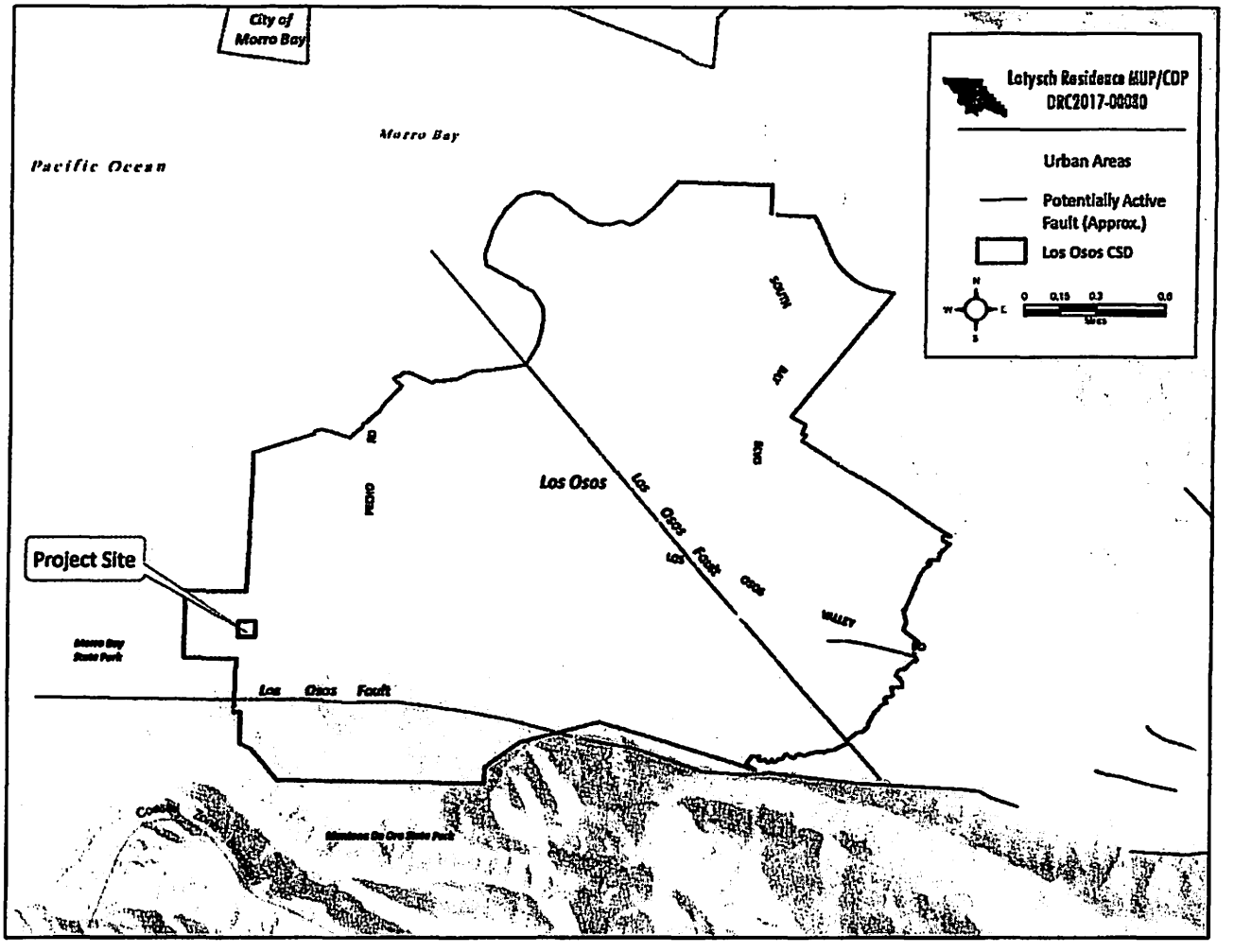
Area known to contain serpentine or ultramafic rock or soils?: No

Shrink/Swell potential of soil: Low

Other notable geologic features? None

GEOLOGY - The project site is not subject to the Geologic Study overlay, nor is it in an area suspected to contain serpentine or ultramafic rock or soils. Landslide and liquefaction risk is considered low. The project site is not within a mapped flood zone and no mineral resources are known to be present. The Los Osos Fault (considered to be capable of surface movement) traverses east to west near the project site (Figure 10).

Figure 10 – Project Site In Relation to the Los Osos Fault



DRAINAGE/EROSION – As described in the Natural Resource Conservation Service Soil Survey, the gently sloping Baywood fine sand consists of deep, somewhat excessively drained soils that have formed in old sand dunes near the coast. As described in the NRCS, the Baywood fine sands with a 2 – 15% slope is considered well drained. The soil has low erodibility and low shrink-swell characteristics.

A sedimentation and erosion control plan is required for all construction and grading projects (CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

According to the Department of Public Works (letter of January 3, 2018) the project is located in a Storm Water Management Area (MS4), and is considered a regulated project that is required to submit a Storm Water Control Plan Application and Cover Sheet. For areas where drainage is identified as a potential issue, the CZLUO (Sec. 23.05.040) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

Impacts

Geology and Unstable Building Conditions. Grading and excavation activities, construction of retaining walls, building foundations, parking areas and private roadways are subject to the provisions of the California Building Code and County standards for grading and road construction. Therefore, no significant impacts associated with unstable earth conditions, earthquakes or ground failure are expected to occur.

Soil Erosion, Topographic Changes, Loss of Topsoil or Unstable Soil Conditions. The project will result in the disturbance of approximately 23,163 square feet, with 600 cubic yards of cut and 450 cubic yards of fill to create a building site for the single family residence and to construct the driveway. The intensification of impervious surfaces on the project site will increase the volume and velocity of runoff generated by the site compared with existing conditions. Based on the NRCS soil survey, soils covering the project site exhibit a low susceptibility for erosion. Compliance with relevant provisions of the Building Code and Land Use Ordinance (described in the Setting, above) will address potential impacts to erosion. The project application includes an erosion and sedimentation control plan that includes measures to protect water quality and prevent erosion during and after construction. These measures include the placement of gravel bag silt traps, silt fences, fiber rolls and hydroseeding all denuded slopes.

The project was referred to the Building Division and the Department of Public Works for review. Grading activities are subject to the provisions of the California Building Code and County standards for grading and road construction. A complete grading and drainage plan will be required prior to building permit issuance in accordance with Section 23.05.040 of the CZLUO. In addition, the project is required to provide a complete erosion and sedimentation control plan in accordance with Section 23.52.120. The recommendations of the Public Works and Building Departments will be incorporated as conditions of approval.

Mineral Extraction. The project site is not located within an extractive zone, and no mineral resources are known to be present within the project site.

Conclusion/Mitigation Measures.

The project will be required to submit a complete grading and drainage and erosion prevention plan to demonstrate compliance with County regulations relating to the prevention of erosion and the protection of surface water quality in accordance with relevant State and federal laws including, but not limited to, the Clean Water Act (CWA, 33 USC 1251-1376), the National Pollutant Discharge Elimination System (NPDES), the Basin Plan adopted by the Central Coast Regional Water Quality Control Board, the Porter-Cologne Water Quality Control Act (California Water Code §§ 13000 et seq.) and the California Building Code. No requirements beyond those required by ordinance and law are necessary.

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?	☐	☐	☐	☒
e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan?	☐	☐	☒	☐
f) If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	☐	☐	☒	☐
h) Be within a 'very high' fire hazard severity zone?	☐	☐	☒	☐
i) Be within an area classified as a 'state responsibility' area as defined by CalFire?	☐	☐	☒	☐
j) Other: _____	☐	☐	☐	☒

Hazards and Hazardous Materials

Setting. The State of California Hazardous Waste and Substances Site List (also known as the "Cortese List") is a planning document used by state and local agencies and developers to comply with

the siting requirements prescribed by federal, State, and local regulations relating to hazardous materials sites. A search of the Cortese database conducted in July, 2018 revealed no active sites in the vicinity, including the project site. The project is not within an Airport Review area.

According to the CalFire map of fire hazard severity zones for San Luis Obispo County, the project site is located in a *Very High Fire Hazard Severity Zone*. Based on the County's fire response time map, it will take less than 5 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for a further discussion of project impacts on fire protection facilities.

Impact. Construction activities may involve the use of oils, fuels and solvents. In the event of a leak or spill, persons, soil, and vegetation down-slope from the site may be affected. The use, storage, and transport of hazardous materials is regulated by the Department of Toxic Substances Control (DTSC) (22 Cal. Code of Regulations Section 66001, et seq.). The use of hazardous materials on the project site for construction and maintenance is required to be in compliance with local, state, and federal regulations.

The project incorporates and/or is required to have the following fire protection features:

- Structures are located a minimum 5 feet from all property lines;
- Fire sprinklers; and
- Access drives of sufficient width, grade and surface to accommodate emergency vehicles.

The project has been reviewed by CalFire (Fire Safety Plan dated June 25, 2018) for code requirements relating to fire protection. CalFire's standards requiring fire sprinklers, hydrants, driveway access and smoke and CO detectors will be incorporated into conditions of project approval. In addition, the project is required to comply with the California Building Code. CalFire will review the construction plans prior to building permit issuance to ensure installation of adequate fire safety measures (e.g., adequate road width and road grade).

Regarding road impacts, the project has been reviewed by County Public Works (letter of January 3, 2018), which is discussed further in the Transportation section. The project is not expected to conflict with any regional emergency response or evacuation plan.

Mitigation/Conclusion. The proposed project is not located in an area of known hazardous material contamination nor proposes the generation of hazardous wastes. The project will be conditioned to meet CalFire standards. Compliance with existing regulations and code requirements will ensure potential impacts associated with hazards and hazardous materials impacts will be less than significant.

8. NOISE *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	☐	☐	☒	☐
b) Generate permanent increases in the ambient noise levels in the project vicinity?	☐	☐	☒	☐
c) Cause a temporary or periodic increase in ambient noise in the project vicinity?	☐	☐	☒	☐
d) Expose people to severe noise or vibration?	☐	☐	☒	☐
e) If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?	☐	☐	☐	☒
f) Other: _____	☐	☐	☐	☒

Noise

Setting. The project is located within the Los Osos Urban Reserve; roughly 825 feet west of Pecho Valley Road, adjacent to Montaña de Oro on the west, single family residences to the east and south, and undeveloped land to the north. Consequently, noise levels on the project site and in the vicinity are low and there are no sources of loud noises beyond those associated with home ownership and traffic on Pecho Valley Road. Sensitive receptors in the vicinity of the project site include nearby single family residences on parcels of roughly 1.3 acres.

Pecho Valley Road is a 2-lane arterial and a minor source of transportation-related noise due to the low traffic volumes. Based on counts taken in 2012, Pecho Valley Road south of Rodman Drive experiences an afternoon peak hour traffic volume of 249, or about four vehicles per minute.

The Noise Element establishes a threshold for acceptable exterior noise levels for sensitive uses (such as residences) of 60 decibels[a] along transportation noise sources and provides an estimate of the distance from certain roadways where noise levels will exceed those levels. For Pecho Valley Road, these distances have not been modeled.

Impact.

Construction Impacts. Construction activities may involve the use of heavy equipment for grading and for the delivery and movement of materials on the project site. The use of construction machinery will

[a] The sound level obtained by using the A-weighting filter of a sound level meter, expressed in decibels (dB). All sound levels referred to in this policy document are in Aweighted decibels. A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighting, as it provides a high degree of correlation which human annoyance and health effects.

also be a source of noise. Construction-related noise impacts would be temporary and localized. The nearest residence is approximately 40-60 feet east of the project site. Therefore, construction activities could result in temporary adverse noise impacts to surrounding residences. County regulations limit the hours of construction to day time hours between 7:00 AM and 9:00 PM weekdays, and from 8:00 AM to 5:00 PM on weekends.

Operational Impacts. With regard to transportation-related noise sources, the single family residence constructed on the project site would contribute about 10 average daily trips to Pecho Valley Road which carries a low volume of traffic. Following construction, noise generated by the project would be comparable to the background noise generated by surrounding rural residences. Noise exposure to private outdoor areas will be shielded from Pecho Valley Road noise by an existing dwelling and the distance of the proposed new dwelling from Pecho Valley Road.

Mitigation/Conclusion. No significant noise impacts are anticipated. Compliance with County standards for the management of construction noise will ensure impacts to surrounding residences will be less than significant. No additional mitigation measures are recommended.

9. POPULATION/HOUSING *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?	☐	☐	☒	☐
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Create the need for substantial new housing in the area?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☒

Population/Housing

Setting. In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. The County's Inclusionary Housing Ordinance requires provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES *Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	☐	☐	☒	☐
b) Police protection (e.g., Sheriff, CHP)?	☐	☐	☒	☐
c) Schools?	☐	☒	☐	☐
d) Roads?	☐	☒	☐	☐
e) Solid Wastes?	☐	☐	☒	☐
f) Other public facilities?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☒

Setting. The project area is served by the following public services/facilities:

Police: County Sheriff Location: Los Osos (Approximately 2 miles to the east)

Fire: Cal Fire (formerly CDF) Hazard Severity: Very High Response Time: < 5 minutes

Location: Station 15, 2315 Bayview Heights, Los Osos (Approximately 2 miles to the east)

School District: San Luis Coastal Unified School District.

Public Services

Water services will be provided by Golden State Water Company. Wastewater services will be provided by an on-site septic system. Police protection is provided by the County Sheriff which has a sub-station at 2099 10th Street in Los Osos with the main office located at 1585 Kansas Avenue, San Luis Obispo. The nearest County Fire/CalFire station is Station 15 located at 2315 Bayview Heights Drive in Los Osos, about 1.5 miles to the northeast. Emergency response times to the project site is less than 5 minutes. The project is located within the San Luis Coastal Unified School District.

Impact. The Golden State Water Company has issued a can-and-will-serve letter (February 14, 2018). See the Water section for more discussion on the project's water consumption. To mitigate the demand for new or expanded public facilities caused by development, the County has adopted development impact fees in accordance with Government Code Section 66000 et seq. Under this program private development is required to pay a fee that is proportional to the incremental demand for a particular facility needed to serve such development. The amount of the fees must be justified by a supporting study (fee justification study) which identifies the new or expanded facilities needed to serve expected demand into the future and apportions these costs to new development. New development is required to pay the appropriate fees for new or expanded public facilities commensurate with the type and size of development. The project's direct and cumulative impacts are within the general assumptions for allowable uses for the subject property that was used to estimate the county's impact fees. As discussed in Section 7, Hazards and Hazardous Materials, the project will be required to incorporate required fire protection measures in compliance with existing regulations. Project impacts to local roadways are discussed in Section 12, Transportation/Circulation.

Mitigation/Conclusion. Regarding cumulative effects, public facility (County) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact and will reduce the cumulative impacts to less than significant levels. No additional mitigation measures are recommended.

11. RECREATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	☐	☐	☒	☐
b) Affect the access to trails, parks or other recreation opportunities?	☐	☐	☒	☐
c) Other _____	☐	☐	☐	☒

Recreation

Setting. The California Coastal Act and the San Luis Obispo Coastal Zone Land Use Ordinance, Section 23.04.420 (b) require that development shall not interfere with the public's right of access to the sea where acquired through use, or legislative authority. The intent of these standards is to assure and protect public access to the coast. The County's Parks and Recreation Element does not show a potential trail corridor through the project site. The project is not proposed in a location that will affect any official trail, park, recreational resource, coastal access, and/or Natural Area.

Seascape Place has historically provided public pedestrian and equestrian access from Pecho Valley Road to State Parks property located to the west (Montaña de Oro) (Figure 2). From the eastern park boundary/western boundary of the subject property, a dirt trail extends through Montaña de Oro to the ocean. According to information provided by the applicant (email dated May 16, 2018), the existing public access along the Seascape road scar has not changed in 50 years. As proposed, the project has been designed and will be conditioned to retain public pedestrian and equestrian accessibility along the entire northern boundary of the subject property to access the trail entrance, and access for State Park vehicles would remain.

Impact. The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources. The project incorporates elements to maintain public access to the coast from Pecho Valley Road. Therefore, no impacts to the State's trail system or inconsistencies with public coastal access would occur.

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

12. TRANSPORTATION/CIRCULATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	☐	☒	☐	☐
b) Reduce existing "Level of Service" on public roadway(s)?	☐	☐	☒	☐
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	☐	☐	☒	☐
d) Provide for adequate emergency access?	☐	☐	☒	☐
e) Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?	☐	☐	☒	☐
f) Conflict with an applicable congestion management program?	☐	☐	☒	☐
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐
h) Result in a change in air traffic patterns that may result in substantial safety risks?	☐	☐	☐	☒
i) Other: _____	☐	☐	☐	☒

Transportation

Setting. Vehicular access is provided from Seascape Place (a private unpaved roadway) and Pecho Valley Road (a two-lane arterial). Based on counts taken in 2012, Pecho Valley Road south of Rodman Drive experiences an afternoon peak hour traffic volume of 249, and an average daily traffic volume of 1,606.

Project plans show a single driveway extending south from Seascape Place to the residence. A referral was sent to Public Works to assess the proposed project's impacts to the roads and compliance with County driveway standards. The project is subject to the Los Osos Area Road Improvement Fee which addresses cumulative impacts to County roads in the area.

Impacts.

Construction Impacts. Construction related traffic will increase during the morning and afternoon peak hours on Pecho Valley Road and Seascape Place. Based on the project information, it is expected that as many as 10 workers may be arriving and leaving the project site on a typical construction work day. Assuming 25 PM peak hour trips on Pecho Valley Road, traffic will increase by less than 1% per day

for a construction timeframe of three to four months. The temporary increase in traffic on Pecho Valley Road and Seascape Place will not reduce the currently-acceptable level of service.

Operational Impacts

Roadway Capacity. The Institute of Traffic Engineer's manual estimates an average of 10 daily trips per residential unit. As proposed, the project will result in one residential unit as allowed in the Single Family Residential land use category. Therefore, the project is estimated to generate 10 trips per day (or estimated 1.0 trips during the peak hour). Assuming 249 PM peak hour trips on Pecho Valley Road, traffic will increase less than 1% per day. This amount of additional traffic is not expected to result in a significant change to the existing road service levels.

Roadway Safety. The project proposes a single driveway onto Seascape Place which poses no traffic safety concerns. There is a clear line of sight in both directions at the Pecho Valley Road/Seascape intersection.

The project does not conflict with adopted policies, plans and programs on transportation.

Mitigation/Conclusion.

No project specific significant traffic impacts were identified, but the project is subject to the Los Osos Area Road Improvement Fee. Payment of the required fee will reduce transportation and circulation impacts to less than significant levels. No additional mitigation measures are recommended.

13. WASTEWATER *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	☐	☒	☐	☐
b) Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?	☐	☐	☒	☐
c) Adversely affect community wastewater service provider?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☒

Wastewater

Setting. Soil type for the project site is provided in Section 3., Geology, based on the Natural Resource Conservation Service (NRCS) Soil Survey map. Table 4 provides the main limitation(s) of these soils for wastewater treatment by septic leach fields.

Table 4 -- Soil Suitability for Septic Leach Fields

Soil	Rating	Reasons for Rating	Acreage of Project Site
Baywood Fine Sand, 2 – 9% slope	Very Limited	Seepage Filtering capacity	1.9 acres (~67%)
Baywood Fine Sand, 9 – 15% slope	Very Limited	Seepage Filtering capacity Slope	0.9 acres (~33%)

Source: NRCS Web Soil Survey, 2016

Regulations and guidelines on proper wastewater system design and criteria are found within the Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems (California OWTS Policy), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems and are applied to all new wastewater systems.

The California OWTS Policy includes the option for public agencies in California to prepare and implement a Local Agency Management Program (LAMP), subject to approval by the Central Coast Water Board. Once adopted, the LAMP will ensure local agency approval and permitting of onsite wastewater treatment systems protective of groundwater quality and public health and will incorporate updated standards applicable to onsite wastewater treatment systems. At this time, the California OWTS Policy standards supercede San Luis Obispo County Codes in Title 19. Until the County's LAMP is approved, the County permitting authority is limited to OWTS that meet Tier 1 requirements, as defined by the California OWTS Policy and summarized in the County's **Updated Criteria Policy Document BLD-2028 (dated 06/21/18)**. All other onsite wastewater disposal systems, including all seepage pit systems, must be approved and permitted through the Central Coast Water Board.

For onsite wastewater treatment (septic) systems, there are several key factors to consider for a system to operate successfully, including the following:

- ✓ *Sufficient land area.* The parcel is 2.8 acres, of which approximately 1.4 acres is available for construction of a septic leach field;
- ✓ *The soil's ability to percolate or "filter" effluent before reaching groundwater supplies (30 to 120 minutes per inch is ideal);*
- ✓ *The soil's depth (there needs to be adequate separation from bottom of leach line to bedrock [at least 10 feet] or high groundwater [5 feet to 50 feet depending on perc rates])*
- ✓ *The soil's slope on which the system is placed (surface areas too steep creates potential for daylighting of effluent).* The project site is gently sloping;
- ✓ *Potential for surface flooding (e.g., within 100-year flood hazard area).* The project site is not within a 100-year flood plain;
- ✓ *Distance from existing or proposed wells (between 100 and 250 feet depending on circumstances).* There are no wells on the project site or in the vicinity.
- ✓ *Distance from creeks and water bodies (100-foot minimum).* There are no surface water bodies in the vicinity.

Impacts.

Soils on the project site, consist of Baywood fine sands, 2% – 15% slope which have a "very limited" capacity for septic systems based on the following factors:

> **Seepage, Bottom Layer** - Saturated hydraulic conductivity (Ksat) governs the leaching and seepage potential of the soil. When this rate is high, transmission of fluids through the soil and underlying materials is unimpeded and leaching and seepage may become environmental, health, and performance concern.
>
> **Filtering** -- The ability of the soil to "filter" effluent is either too fast (percolation rate is faster or less than 30 minutes per inch and has "poor filtering" characteristics) or is too slow (slower or more than 120 minutes per inch).

"Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Septic effluent is proposed to be disposed within leach fields situated in the center of the project site; a leach expansion area is shown which appears to provide 100% reserve capacity if needed in the future.

Mitigation /Conclusion

The project site appears to be large enough to provide a septic leach field in compliance with the RWQCB. With the recommended mitigation measure that requires submittal of percolation and soil testing prior to issuance of construction permits, potential impacts to wastewater are considered less than significant.

14. WATER & HYDROLOGY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) Violate any water quality standards?	☐	☐	☒	☐
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?	☐	☐	☒	☐
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☐	☒	☐
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?	☐	☐	☒	☐
e) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☐	☒	☐
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	☐	☐	☒	☐
g) Involve activities within the 100-year flood zone?	☐	☐	☐	☒
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	☐	☒	☐	☐
i) Adversely affect community water service provider?	☐	☒	☐	☐
j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure,etc.), or inundation by seiche, tsunami or mudflow?	☐	☐	☐	☒
k) Other: _____	☐	☐	☐	☒

Water

Setting. The water source for the community is derived from the Los Osos groundwater basin which is made up of several aquifer layers underlying Los Osos and the surrounding area. The Upper and Lower aquifers are the main sources of municipal and domestic water supplies. Due to water quality degradation of the Upper aquifer from septic systems (nitrates), the water purveyors have been pumping from the lower aquifer. Groundwater extractions have exceeded the sustainable yield of the basin in the lower aquifer in the western area which has resulted in seawater intrusion. As a result, the Los Osos Groundwater Basin has been assigned a Level of Severity III by the 2014-2016 Resource Summary Report.

To address groundwater management issues, the three water purveyors serving the community developed the Los Osos Groundwater Basin Management Plan (BMP) which was adopted on October 12, 2015. The BMP recommends implementation of a number of infrastructure projects which are divided into two general categories based on assumptions for future development. The first category is aimed at solving the water quality and supply issues with no future development. The second category assumes new development proceeds in accordance with the updated Los Osos Community Plan. Some of the recommended programs and projects outlined in the BMP are underway; however, seawater intrusion persists.

The proposed project would obtain its water from Golden State Water Company who issued a can and will serve letter on February 14, 2018. The letter does note that the can-and-will-serve commitment expires one year from the date of the letter and that an extension will need to be obtained if the project has not started construction within the one-year timeframe. An extension is subject to any governmental requirements in place at the time of the request.

The topography of the project is gently sloping. The closest creek from the proposed development is approximately two miles to the south. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

The area of disturbance for the project is about 23,163 square feet (0.53 acre). Projects involving less than one acre of disturbance are not required to prepare a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. However, according to the Department of Public Works (letter of January 3, 2018) the project is located in an a Storm Water Management Area (MS4), and is considered a regulated project that is required to submit a Storm Water Control Plan Application and Cover Sheet.

When work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

DRAINAGE – The following relates to the project's drainage aspects:

Within the 100-year Flood Hazard designation? No

Closest creek? Islay Creek Distance? Approximately 2 miles

Soil drainage characteristics: Well drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – Soil type, area of disturbance, and slopes are key aspects to analyzing potential sedimentation and erosion issues. As described in the Natural Resource Conservation Service Soil Survey, the moderately to very steeply sloping Baywood fine sand consists of deep, somewhat excessively drained soils that have formed in old sand dunes near the coast. As described in the NRCS Soil Survey, the Baywood fine sands with a 9 - 15 percent slope exhibit low erodibility and shrink-swell characteristics

A sedimentation and erosion control plan is required for all construction and grading projects (CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Impact – Water Quality/Hydrology

With regards to project impacts on water quality the following conditions apply:

- ✓ Approximately 23,163 square feet of site disturbance is proposed and the movement of approximately 600 cubic yards of cut and 450 cubic yards of fill;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project will not be disturbing over an acre; however, it is located in a Stormwater Management Area and will be required to prepare a SWPPP
- ✓ The project is not on highly erodible soils;
- ✓ The project is located on gently to moderate slopes;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur.

Water Quantity

Based on the project description, the project's water usage is estimated to be about 0.85 acre-feet per year (AFY) and will be served by Golden State Water Company.

According to the 2014-2016 Resource Summary Report, water supplied by the Golden State Water Company from the Los Osos Groundwater Basin has been assigned a Level of Severity III. The recommended actions are to continue to support efforts to implement the Basin Management Plan described above and to continue to complete the Los Osos Wastewater Project (LOWWP). As of March 2018, the LOWWP was accepted as complete by the County and about 99% of the community has successfully connected to the system.

As discussed in the Setting, the Golden State Water Company has issued a can-and-will-serve letter. Water from the Golden State Water Company meets safe drinking water standards.

To offset new water use, the County has established a Water Conservation program in the community of Los Osos (County Code Section 19.07.042). The developer of any new structure that uses water from the Los Osos Groundwater Basin is required to retrofit plumbing fixtures in existing structures within the Los Osos Groundwater Basin, but outside the Prohibition Zone, as shown in Figure 7-2 of Title 19 of the County Code. The subject parcel is required to obtain a Title 19: Retrofit Certificate prior to issuance of building.

Mitigation/Conclusion. Existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. The subject parcel received a Title 19: Retrofit Certificate on December 21, 2017 to satisfy the plumbing retrofit requirement. With the recommended mitigation measures, potentially significant impacts associated with water supply can be mitigated to a less than significant.

15. LAND USE *Will the project:*	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County Land Use Element and Ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	☐	☐	☒	☐
b) Be potentially inconsistent with any habitat or community conservation plan?	☐	☐	☒	☐
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	☐	☐	☒	☐
d) Be potentially incompatible with surrounding land uses?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☒

Land Use

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CalFire for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A regarding reference documents used).

The project site is within the area covered by the Los Osos Habitat Conservation Plan (HCP) currently being prepared by the County. The HCP is part of an application by the County of San Luis Obispo (County) to obtain incidental take permits from the United States Fish and Wildlife Service (USFWS): As the permittee, the County can issue Certificates of Inclusion to landowners and other project proponents, that will confer take coverage for projects that impact one or more of the listed species. The HCP identifies the suite of activities that will be covered by the permits, their anticipated impacts to the listed species covered by the permits, and the steps that the County and other plan participants will take to avoid, minimize, and mitigate the impacts of the covered activities on the covered species which includes four narrowly endemic species:

- Morro Bay kangaroo rat (*Dipodomys heermanni morroensis*);
- Morro shoulderband snail (*Helminthoglypta walkeriana*);
- Morro Manzanita (*Arctostaphylos morroensis*); and
- Indian Knob mountainbalm (*Eriodictyon altissimum*).

Participation in the HCP is voluntary; landowners who are not conducting activities that cause ground disturbance need not participate in the Plan. Moreover, landowners and other proponents of projects causing ground disturbance have other options for compliance with the local, state, and federal permitting requirements that are addressed through this plan. However, the HCP is designed to streamline the permitting process, reducing both the timeline and costs for permitting, while also contributing to a more cohesive conservation strategy for the covered species. The project is consistent with the goals and objectives of the HCP because:

- Participation in the HCP is voluntary; and
- The project proposes mitigation for impacts to listed species on-site which consists of a site-specific Habitat Conservation Plan.

As discussed in Section 4. Biology, the project site provides marginal habitat for the Morro shoulderband snail and has prepared a project-specific HCP.

The proposed project is subject to the following Standard(s) as found in the County's Coastal Zone Land Use Ordinance (CZLUO):

- Residential Suburban Land Use Category Section 23.04.027
- Sensitive Resource Area Section 23.07.160
- Terrestrial Habitat Section 23.070.176
- Coastal Zone Section 23.07.120
- Coastal Access Section 23.04.420

The project is consistent with the following planning area standards:

Estero Area Plan: Los Osos Urban Area standards:

Communitywide standards:

On-site Wastewater Disposal

New development using on-site wastewater disposal systems shall protect coastal water quality and meet the requirements of the Regional Water Quality Control Board.

The 2.79 acre site has sufficient area to accommodate a septic system and meet the Regional Water Quality Control Board.

Residential Suburban standards:

Height West of Pecho

Maximum height shall be 22 feet.

The height is proposed at 21 feet.

The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) ***Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?***	☐	☒	☐	☐
b) ***Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)***	☐	☐	☒	☐
c) ***Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***	☐	☐	☒	☐

For further information on CEQA or the County's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: http://resources.ca.gov/ceqa/ for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning Department has contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

Contacted	Agency	Response
☒	County Public Works Department	**In File****
☐	County Environmental Health Services	**Not Applicable**
☐	County Agricultural Commissioner's Office	**Not Applicable**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☒	Air Pollution Control District	**In File****
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☒	CA Coastal Commission	**None**
☐	CA Department of Fish and Wildlife	**Not Applicable**
☐	CA Department of Forestry (Cal Fire)	**Not Applicable**
☐	CA Department of Transportation	**Not Applicable**
☒	Los Osos Community Services District	**Not Applicable**
☒	Other Golden State Water Company	**In File****
☒	Other Los Osos Community Advisory Council	**In File****
☒	Other United States Fish & Wildlife Service (USFWS)	**In File****

*** "No comment" or "No concerns"-type responses are usually not attached*

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

☒ Project File for the Subject Application

County documents

☒ Coastal Plan Policies
☒ Framework for Planning (Coastal/Inland)
☒ General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:
  ☒ Agriculture Element
  ☒ Conservation & Open Space Element
  ☐ Economic Element
  ☒ Housing Element
  ☒ Noise Element
  ☒ Parks & Recreation Element/Project List
  ☒ Safety Element
☒ Land Use Ordinance (Inland/Coastal)
☒ Building and Construction Ordinance
☒ Public Facilities Fee Ordinance
☐ Real Property Division Ordinance
☒ Affordable Housing Fund
☐ Airport Land Use Plan
☐ Energy Wise Plan
☒ Estero Area Planand updated EIR
☐ Design Plan
☐ Specific Plan
☒ Annual Resource Summary Report
☒ Los Osos Circulation Study

Other documents

☒ Clean Air Plan/APCD Handbook
☒ Regional Transportation Plan
☒ Uniform Fire Code
☒ Water Quality Control Plan (Central Coast Basin – Region 3)
☒ Archaeological Resources Map
☒ Area of Critical Concerns Map
☒ Special Biological Importance Map
☒ CA Natural Species Diversity Database
☒ Fire Hazard Severity Map
☒ Flood Hazard Maps
☒ Natural Resources Conservation Service Soil Survey for SLO County
☒ GIS mapping layers (e.g., habitat, streams, contours, etc.)
☐ Other

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Application materials submitted by Paragon Design Architects

Review By Other Agencies and Organizations
Letter from Public Works dated January 3, 2018

Letter from CalFIRE dated June 25, 2018

Letter from Golden State Water Company dated February 14, 2018

Reports and Studies
Dills, Charles E., March 5, 1989, Archaeological Surface Survey APNs 074-024-012, -014

EcoVision, June 15, 2017, Morro Shoulderband Snail Survey/Habitat Assessment

Vallablanca, Francis, November 7, 2017, Final Report: MBKR Habitat Assessment, Visual, Track Plate, Camera, and Trapping Surveys: 85 Seascape, Los Osos, CA (APN 074-024-012 and 074-024-014)

EcoVision, May 2018, Final Draft Habitat Conservation Plan for the Morro Shoulderband Snail for APNs 074-024-012 and 074-024-014, Community of Los Osos, San Luis Obispo County California

Exhibit B - Mitigation Summary Table

Per Public Resources Code Section 21081.6, the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, are responsible to verify compliance with these COAs.

Aesthetics

AES-1 **Prior to issuance of construction permits**, the applicant shall provide a lighting plan showing shielded exterior street and home lighting in order to screen light sources from neighboring properties and from the street, in compliance with County ordinance 23.04.320.

AES-2 **Prior to final inspection or occupancy,** whichever occurs first, all exterior lighting shall comply with the lighting condition above. This condition shall be maintained for the life of the project

Air Quality

AQ-1 **Developmental burning.** As of February 25, 2000, the APCD prohibits developmental burning of vegetative material within San Luis Obispo County. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application. For any questions regarding these requirements, contact the APDD at (805) 781-5912.

AQ-2 **Dust Mitigation. During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

a. Reduce the amount of the disturbed area where possible;
b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. The contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants. see Section 4.3 of the CEQA Air Quality Handbook;
c. All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible. following completion of any soil disturbing activities;

e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating. non-invasive grass seed and watered until vegetation is established;
f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders. jute netting, or other methods approved in advance by the APCD;
g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with evc Section 23114;
j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
l. All PM10 mitigation measures required should be shown on grading and building plans;
m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

Biological Resources

BIO-1 **Prior to issuance of construction permits, vegetation removal, and/or ground disturbance),** the applicant shall provide proof that issuance of an incidental take permit pursuant to section 10(a)(1)(B) of the Endangered Species Act of 1973 (16 U.S.C. 1531-1544, 87 Stat. 884) as amended (Act), from the U.S. Fish and Wildlife Service has occurred.

BIO-2 **Prior to issuance of construction permits, vegetation removal, and/or ground disturbance),** the applicant shall provide proof from the U.S. Fish and Wildlife Service (USFWS) to the County that the following has been demonstrated to the Service in compliance with the incidental take permit:

a. Written verification that the required pre-construction environmental awareness training program has been prepared and will be delivered by the USFWS-authorized biologist to all personnel who will be working onsite during site preparation and construction activities. This verification shall include a sign-in list of personnel in attendance at all sessions delivered.

b. Verification that protective and permanent fencing has been installed to establish the limits of the construction and developed areas.

c. Verification that at least 1.37-acre of land has been recorded with the County of San Luis Obispo as a conservation easement dedicated to same.

d. Verification that the habitat enhancement activities have been implemented in accordance with the Low Effect Habitat Conservation Plan (LEHCP).

e. Only USFWS-approved biologists may conduct pre- and concurrent construction surveys, monitor for, and capture and relocate Morro shoulderband snails within the project area. The applicant must request and receive approval of any other biologists they wish to have perform these activities prior to their commencement. The request must be submitted, in writing (inclusive of a facsimile or electronic submission), to the Ventura Fish and Wildlife Office at least 15 working days prior to the proposed commencement of the specified activities. All requested biologists must be approved by the Service prior to their conducting any surveys.

f. USFWS-approved biologist(s) shall notify the Ventura Fish and Wildlife Office via written correspondence (inclusive of facsimile transmission or electronic submission) of their intent to conduct any monitoring events at least 48 hours of prior to commencing the activity.

BIO-3 The applicant or their legal successor(s) in ownership retain a Service-approved biologist, whose recovery permit includes authorization to capture and move the species, to conduct pre-activity surveys prior to the initiation of each project phase that could result in take. This measure is intended to minimize take (in the form of injury or mortality) of Morro shoulderband snail. The objective of these surveys is to locate as many Morro shoulderband snails as possible so that they may be captured and moved out of harm's way. These surveys will include a detailed, systematic search of all vegetation and objects within the disturbance footprint that could provide suitable shelter for Morro shoulderband snail; the results will be presented as part of HCP and ITP reporting requirements.

BIO-4 All live Morro shoulderband snails of any life stage that are found during the pre-activity surveys or construction monitoring will be captured and moved out of harm's way to appropriate habitat within the on-site conserved/mitigation areas by the Service-approved biologist.

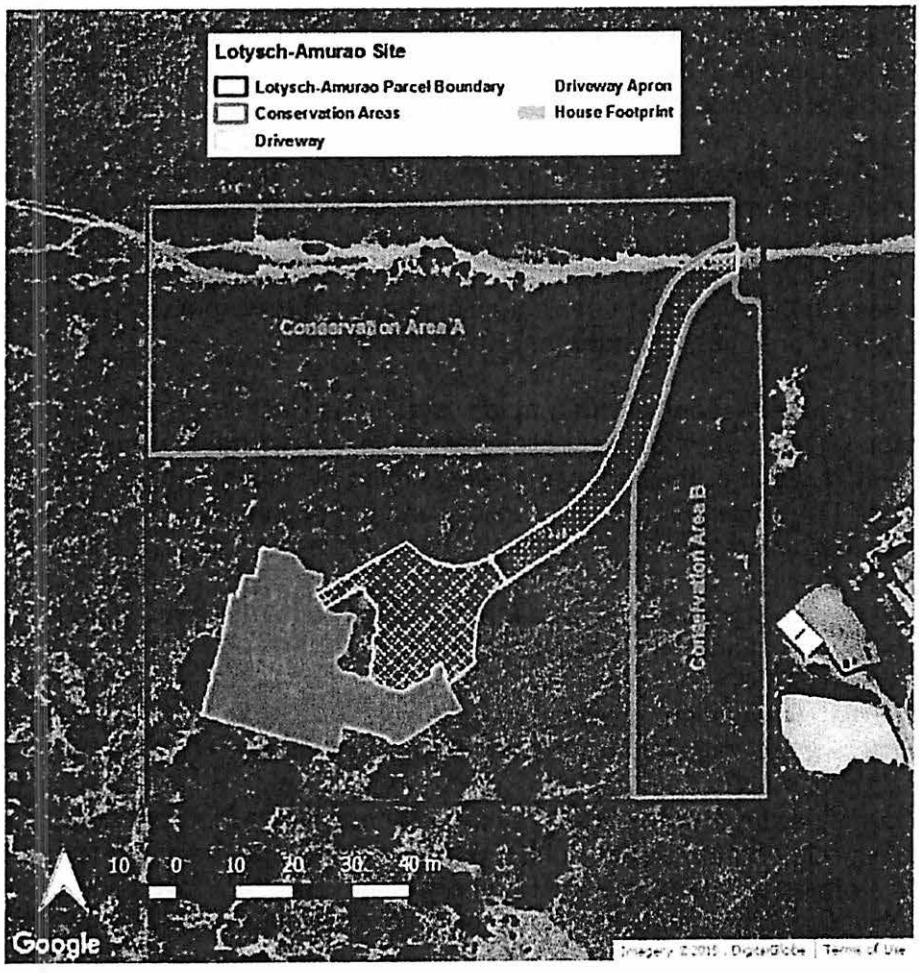
BIO-5 A Service-approved biologist knowledgeable about the Morro shoulderband snail and its habitat will conduct pre-activity/construction training session(s) for all personnel who will work on-site during project implementation. The intent of the presentation is to inform construction crews, field supervisors, equipment operators, and other persons working on the site about the status and presence of the species, grading and construction-activity restrictions, and the protection and minimization measures specified in the HCP and ITP.

BIO-6 The Service-approved, permitted biologist whose recovery permit includes, as a permit condition, authorization to capture and move the species, shall be present daily during the installation of construction fencing and initial grading and excavation activities (e.g., clearing of vegetation and stripping of the surface soil layer). All live Morro shoulderband snails of any life stage will be captured by the approved biologist and moved out of harm's way. This biologist shall have the authority to order any reasonable measure necessary to avoid the take of Morro shoulderband snail and to stop any work or activity not in compliance with the conditions set forth in the ITP. The biologist will notify the Ventura Fish and Wildlife Office of any "stop work" order issued and this order will remain in effect until the issue has been resolved. Upon completion of site grading activities, the monitor will periodically visit the project site throughout the construction period to ensure that impacts to the project site are consistent with the project description contained in this HCP and the ITP. During periods of rain or heavy fog/dew, the monitor will conduct pre-activity surveys to ensure no Morro shoulderband snails have migrated into the work area. Until the monitor determines that the work area is clear of Morro shoulderband snails, no work will proceed.

BIO-7 The boundaries of the on-site conservation areas shall be delineated with permanent physical markers that are constructed and situated in such a manner that they provide a clear visual means of identifying the conservation area boundaries. The purpose of the markers is to ensure that the boundaries are easily recognizable so that only allowable activities associated with natural resource enhancement and management occur within the easement areas (see Appendix C). The markers shall remain in place and be appropriately maintained in perpetuity.

BIO-8 Unavoidable take of the Morro shoulderband snail will be mitigated through dedication of a Conservation Easement (Conservation Areas A & B) to the County of San Luis Obispo. The Conservation Easement shall be approximately 1.37 acres (0.55 ha) in size and in substantial conformance with the two areas depicted on Figure A. The easement must be recorded with the County prior to any site disturbance or use/reliance on County permits. Allowable activities within this easement will be restricted to those associated with natural resource enhancement and management. Language regarding allowable uses is provided below.

Figure A



Conservation Easement Language

The purpose of the Conservation Easement is to ensure that existing and future habitat values within the Easement Areas (Conservation Area A and Conservation Area B) will be protected by preventing any use of the Easement Areas that would impair or interfere with habitat functions and values for the Morro shoulderband snail (*Helminthoglypta walkeriana*).

Allowed Uses: This Conservation Easement is intended to confine the use of Easement Areas by the Grantor; subsequent property owner(s); and the personal representatives, heirs, successors, and assigns of either the Grantor or subsequent property owners only to those activities that are consistent with the preservation, enhancement, and management of native habitat for the Morro shoulderband snail. Such activities include but are not limited to:

- Habitat restoration;
- Invasive species control;
- Erosion control;
- Maintenance of easement boundary markers and perimeter fencing;
- Continued pedestrian use (pedestrian only- no horses, bikes, or motorized vehicles) along the existing access in the northern portion of Conservation Easement A between the eastern edge of the property west to the state park boundary.

Prohibited Uses: Any activity in or use of the Easement Areas inconsistent with the purpose of the Conservation Easement by the Grantor; subsequent property owner(s); and the personal representatives, heirs, successors, and assigns of either the Grantor or subsequent property owner, is prohibited. Without limiting the generality of the foregoing, and except when an approved purpose in the Allowed Uses section above, the following activities and uses are expressly prohibited in, on, over, or under the Easement Areas:

A. Structures: The construction of man-made structures including but not limited to the construction or placement of any buildings, sheds, roads, trails, utility lines, or other objects that would result in the removal or destruction of native habitat. This restriction does not include bat boxes, bird nesting boxes, and the placement of fences or markers for boundary demarcation;

B. Demolition: The removal, demolition, or alteration of markers and fencing constructed for the purpose of demarcation of the Easement Areas;

C. Soils: The removal, excavation, or disturbance of soils, or any change in the topography of the land, including any ditching, extraction, drilling, or excavation of any kind;

D. Drainage: The disturbance of the water table or stormwater runoff patterns, except for approved project-related stormwater control measures and any maintenance associated with those stormwater measures. All pre-existing or approved project-related drainage/stormwater control features should be shown on the Storm Water Control Plan (Walsh Engineering 2018);

E. Waste or Debris: The storage, dumping, depositing or accumulation of soil, trash, ashes, refuse, waste, bio-solids, or any other materials within the boundaries of the Easement Areas;

F. Non-Native Species: The planting or introduction of non-native plant or animal species;

G. Herbicides, Insecticides and Pesticides: The use of fertilizers, herbicides, insecticides, or pesticides, or other chemicals, except for as may be necessary to control invasive species that threaten the natural character of the Easement Areas;

H. Removal of Vegetation: The disturbance, destruction, mowing, cutting, pruning, or removal of any kind of any native trees, shrubs, or other vegetation within the Easement Areas, except for pruning, cutting, or removal for:

- safety purposes; or
- control in accordance with accepted scientific resource management practices for diseased or dead vegetation; or
- control of non-native species and noxious weeds; or
- scientific or nature study;

I. Agricultural Activities: Conversion of, or expansion into, any portion of the Easement Areas for use of agricultural, horticultural, gardening, silviculture, livestock or equine stabling, pasturing, or grazing activities;

J. Vehicle Use: Use of ATVs, dirt bikes, motorcycles, off-road vehicles, or any motorized vehicles of any kind except on existing driveway is prohibited in the Easement Areas.

BIO-9 If possible, to avoid potential impacts to nesting birds, tree trimming associated with project activities shall be limited outside the bird nesting season, which is March 15th to August 15th. However, if tree trimming is required during the bird nesting season, a survey for nesting birds shall be conducted within two weeks prior to ground disturbing activities by a qualified biologist in and adjacent to the project area. If nesting birds are found to be located within or adjacent to the project area, an appropriate buffer area shall be established by a qualified biologist to ensure protection of the nesting birds. The biologist shall determine the appropriate buffer distance based on the bird species, topography, vegetation, and type of disturbance. At a minimum, the buffer area shall be delineated with brightly colored construction fencing. No construction, grading, or equipment staging activities shall occur within the buffer area, which shall remain in place until the biologist has determined that the young have fledged from the nest.

BIO-10 **Within 30 days prior to site grading and during site grading,** a County-approved biologist shall conduct surveys for silvery legless lizards, coast horned lizard, and other reptiles. The surveyor shall utilize hand search or cover board methods in areas of disturbance where legless lizards are expected to be found (e.g., under shrubs, other vegetation, or debris). If cover board methods are used, they shall commence at least 30 days prior to the start of construction. Hand search surveys shall be completed immediately prior to and during grading activities. A copy of the survey shall be provided to the County **prior to foundation inspection.**

During grading activities, the County-approved biologist shall walk behind the grading equipment to capture silvery legless lizards that are unearthed by the equipment. The surveyor shall capture and relocate any legless lizards or other reptiles observed during the survey effort. The captured individuals shall be relocated from the construction area and placed in suitable habitat on the parcel but outside of the work area. **Following the survey and monitoring efforts**, the County-approved biologist shall submit to the County a project completion report that documents the number of silvery legless lizards and coast horned lizards captured and relocated, and the number of individuals taken during grading activities.

BIO-11 **Pre-construction surveys and avoidance measures for listed plant species. Prior to any ground disturbance,** the Applicant shall conduct pre-construction biological surveys for special-status plant species in all areas subject to ground-disturbing activity, including, but not limited to, grading, footing preparation, assembly yards, staging areas, new access roads, utility lines, etc. The surveys shall be conducted during the appropriate blooming period(s) by a County-qualified plant botanist/biologist according to protocols established by the USFWS, CDFW, and California Native Plant Society (CNPS). All listed plant species found shall be marked and avoided if feasible. All listed plants that cannot be avoided shall be replanted a ratio of 2:1 in an area outside the area of disturbance within a permanent conservation area determined by the County. Any populations of special-status plants found during surveys will be fully described, mapped, and a CNPS Field Survey Form or written equivalent shall be prepared.

These surveys must be accomplished within 24 months of construction and during a year in which rainfall totals are at least 80% of average and in which the temporal distribution of rainfall is not highly abnormal (e.g., with the vast majority of rainfall occurring very early or late in the season) to be reasonably certain of the presence/ absence of rare plant species, unless surveys of reference populations document that precipitation conditions would not have adversely affected the detectability of the species.

Public Facilities and Services

PS-1 **Prior to issuance of construction permits,** the applicant shall pay all applicable school and public facilities fees.

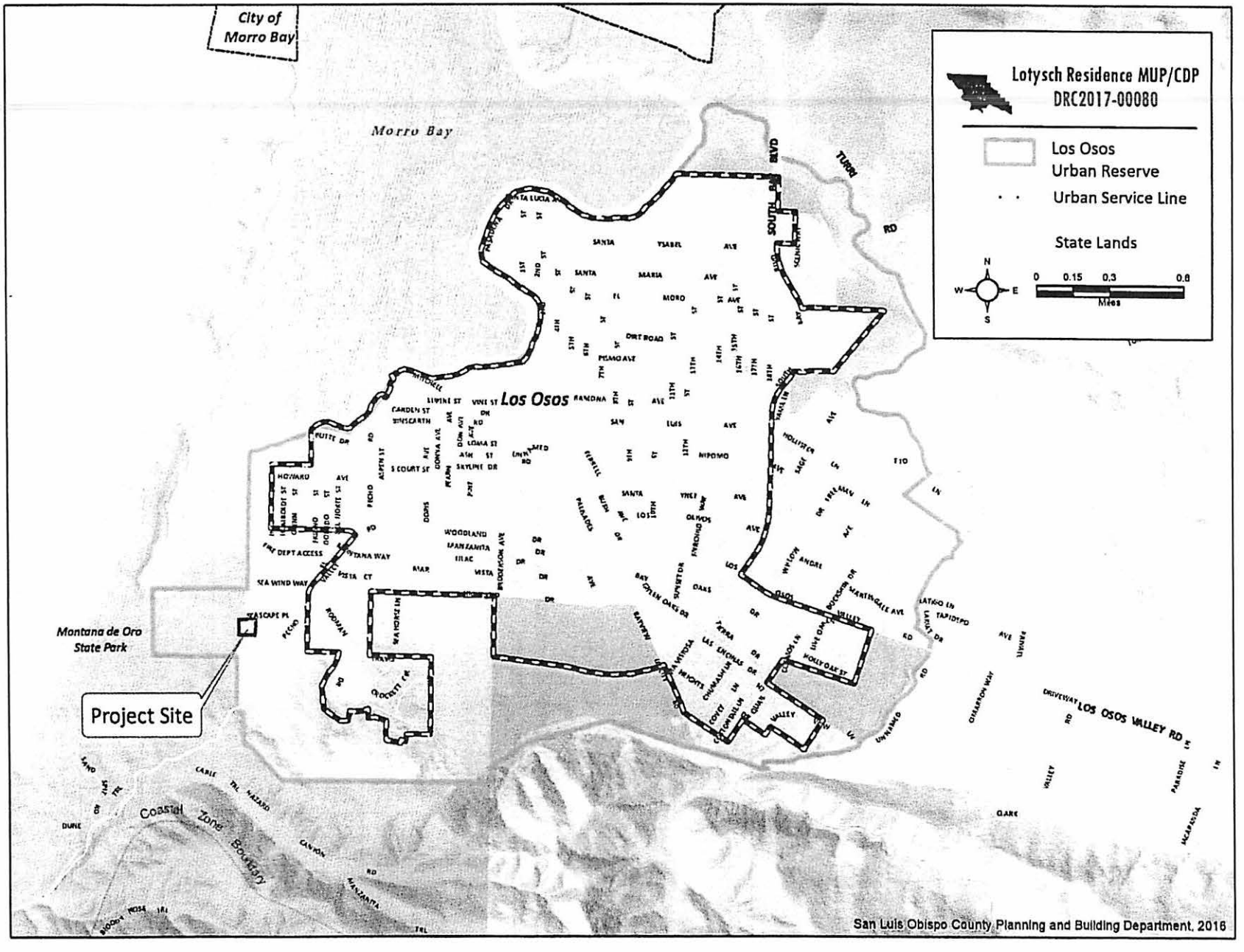
Wastewater

WW-1 **Prior to issuance of construction permits,** the applicant shall be required to submit sufficient soil percolation and soil boring information to show how the future septic systems will comply with the Central Coast Basin Plan.

Water

WR-1 **Prior issuance of building permits,** the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.04.186 of the San Luis Obispo County Coastal Zone Land Use Ordinance and the attached mitigation measures. All plants utilized shall be drought tolerant. Drip-line irrigation shall be used for all landscaped areas (except turf areas) installed for new construction. The drip irrigation system must include an automatic rain shut-off device, soil moisture sensors, and an operating manual to instruct the building occupant on how to use and maintain the water conservation hardware.

WR-2 **Prior occupancy or final inspection,** one of the following shall be installed as a part of the water supply system: 1) A "Point-of-use" supplemental water heater system in all bathrooms and kitchen, or 2) a circulating hot water system.


City of Morro Bay
Morro Bay
Los Osos
Montana de Oro State Park
Project Site
Coastal Zone Boundary
Lotysch Residence MUP/CDP
DRC2017-00080
Los Osos
Urban Reserve
Urban Service Line
State Lands
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Miles
San Luis Obispo County Planning and Building Department, 2016

DATE: December 19, 2018

DEVELOPER'S STATEMENT & MITIGATION MONITORING PROGRAM FOR MATTHEW LOTYSCH MINOR USE PERMIT/ COASTAL DEVELOPMENT PERMIT (DRC2017-00080)

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Per Public Resources Code Section 21081.6 the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, is responsible to verify compliance with these COAs.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

AESTHETICS (AES)

AES-1 **Prior to issuance of construction permits**, the applicant shall provide a lighting plan showing shielded exterior street and home lighting in order to screen light sources from neighboring properties and from the street, in compliance with County ordinance 23.04.320.

Monitoring: Required at time of application for construction permits. Compliance will be verified by the County Department of Planning and Building.

AES-2 **Prior to final inspection or occupancy,** whichever occurs first, all exterior lighting shall comply with the lighting condition above. This condition shall be maintained for the life of the project.

Monitoring: Required at time of final inspection. Compliance will be verified by the County Department of Planning and Building.

AIR QUALITY (AQ)

AQ-1 **Developmental burning.** As of February 25, 2000, the APCD prohibits developmental burning of vegetative material within San Luis Obispo County. However, under certain circumstances where no technically feasible alternatives are

available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application. For any questions regarding these requirements, contact the APDD at (805) 781-5912.

Monitoring: Required during construction. Compliance will be verified by the County Department of Planning and Building.

AQ-2 Dust Mitigation. During construction/ground disturbing activities, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

a. Reduce the amount of the disturbed area where possible;
b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. The contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants. see Section 4.3 of the CEQA Air Quality Handbook;
c. All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible. following completion of any soil disturbing activities;
e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating. non-invasive grass seed and watered until vegetation is established;
f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders. jute netting, or other methods approved in advance by the APCD;
g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with evc Section 23114;

j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
l. All PM10 mitigation measures required should be shown on grading and building plans;
m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

Monitoring: Required on plans prior to permit issuance, and throughout time of construction. Compliance will be verified by the County Department of Planning and Building.

BIOLOGICAL RESOURCES (BIO)

BIO-1 **Prior to issuance of construction permits, vegetation removal, and/or ground disturbance),** the applicant shall provide proof that issuance of an incidental take permit pursuant to section 10(a)(1)(B) of the Endangered Species Act of 1973 (16 U.S.C. 1531-1544, 87 Stat. 884) as amended (Act), from the U.S. Fish and Wildlife Service has occurred.

BIO-2 **Prior to issuance of construction permits, vegetation removal, and/or ground disturbance),** the applicant shall provide proof from the U.S. Fish and Wildlife Service (USFWS) to the County that the following has been demonstrated to the Service in compliance with the incidental take permit:

a. Written verification that the required pre-construction environmental awareness training program has been prepared and will be delivered by the USFWS-authorized biologist to all personnel who will be working onsite during site preparation and construction activities. This verification shall include a sign-in list of personnel in attendance at all sessions delivered.

b. Verification that protective and permanent fencing has been installed to establish the limits of the construction and developed areas.

c. Verification that at least 1.37-acre of land has been recorded with the County of San Luis Obispo as a conservation easement dedicated to same.

d. Verification that the habitat enhancement activities have been implemented in accordance with the Low Effect Habitat Conservation Plan (LEHCP).

e. Only USFWS-approved biologists may conduct pre- and concurrent construction surveys, monitor for, and capture and relocate Morro shoulderband snails within the project area. The applicant must request and receive approval of any other biologists they wish to have perform these activities prior to their commencement. The request must be submitted, in writing (inclusive of a facsimile or electronic submission), to the Ventura Fish and Wildlife Office at least 15 working days prior to the proposed commencement of the specified activities. All requested biologists must be approved by the Service prior to their conducting any surveys.

f. USFWS-approved biologist(s) shall notify the Ventura Fish and Wildlife Office via written correspondence (inclusive of facsimile transmission or electronic submission) of their intent to conduct any monitoring events at least 48 hours of prior to commencing the activity.

BIO-3 The applicant or their legal successor(s) in ownership retain a Service-approved biologist, whose recovery permit includes authorization to capture and move the species, to conduct pre-activity surveys prior to the initiation of each project phase that could result in take. This measure is intended to minimize take (in the form of injury or mortality) of Morro shoulderband snail. The objective of these surveys is to locate as many Morro shoulderband snails as possible so that they may be captured and moved out of harm's way. These surveys will include a detailed, systematic search of all vegetation and objects within the disturbance footprint that could provide suitable shelter for Morro shoulderband snail; the results will be presented as part of HCP and ITP reporting requirements.

BIO-4 All live Morro shoulderband snails of any life stage that are found during the pre-activity surveys or construction monitoring will be captured and moved out of harm's way to appropriate habitat within the on-site conserved/mitigation areas by the Service-approved biologist.

BIO-5 A Service-approved biologist knowledgeable about the Morro shoulderband snail and its habitat will conduct pre-activity/construction training session(s) for all personnel who will work on-site during project implementation. The intent of the presentation is to inform construction crews, field supervisors, equipment operators, and other persons working on the site about the status and presence of the species, grading and construction-activity restrictions, and the protection and minimization measures specified in the HCP and ITP.

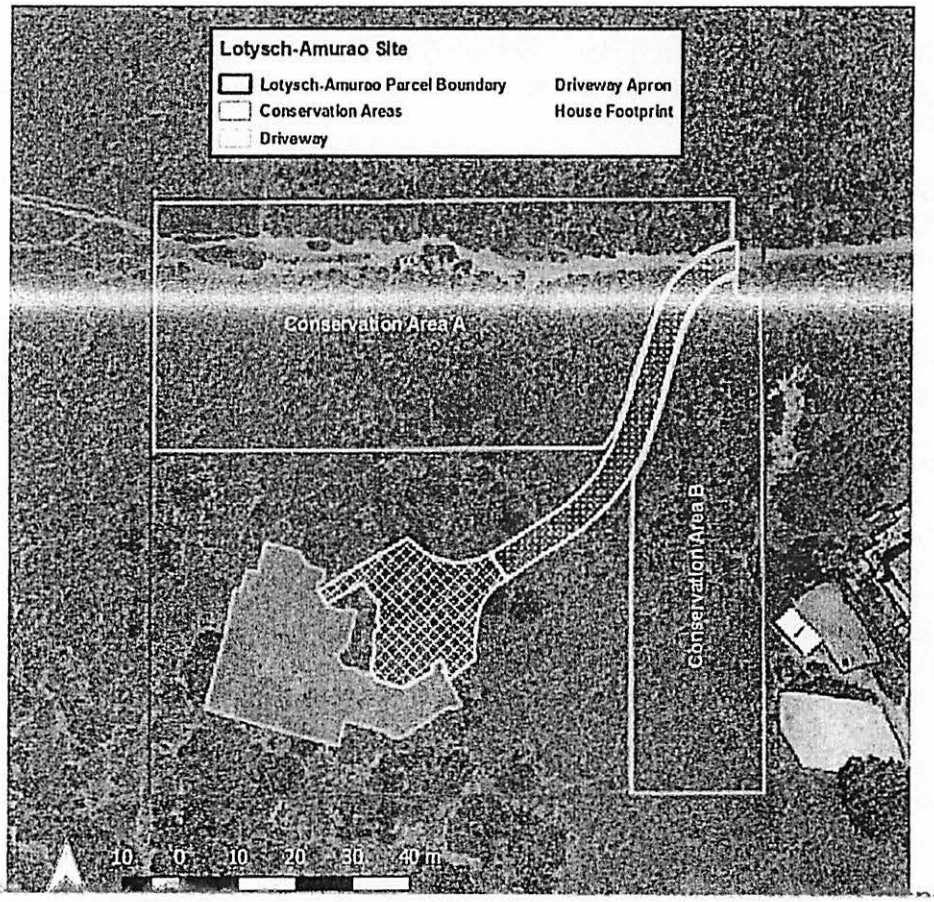
BIO-6 The Service-approved, permitted biologist whose recovery permit includes, as a permit condition, authorization to capture and move the species, shall be present daily during the installation of construction fencing and initial grading and excavation activities (e.g., clearing of vegetation and stripping of the surface soil layer). All live Morro shoulderband snails of any life stage will be captured by the approved biologist and moved out of harm's way. This biologist shall have the authority to order any reasonable measure necessary to avoid the take of Morro shoulderband snail and to stop any work or activity not in compliance with the conditions set forth in the ITP. The biologist will notify the Ventura Fish and Wildlife Office of any "stop work" order issued and this order will remain in effect until the issue has been resolved. Upon completion of site grading activities, the monitor will periodically visit

the project site throughout the construction period to ensure that impacts to the project site are consistent with the project description contained in this HCP and the ITP. During periods of rain or heavy fog/dew, the monitor will conduct pre-activity surveys to ensure no Morro shoulderband snails have migrated into the work area. Until the monitor determines that the work area is clear of Morro shoulderband snails, no work will proceed.

BIO-7 The boundaries of the on-site conservation areas shall be delineated with permanent physical markers that are constructed and situated in such a manner that they provide a clear visual means of identifying the conservation area boundaries. The purpose of the markers is to ensure that the boundaries are easily recognizable so that only allowable activities associated with natural resource enhancement and management occur within the easement areas (see Appendix C). The markers shall remain in place and be appropriately maintained in perpetuity.

BIO-8 Unavoidable take of the Morro shoulderband snail will be mitigated through dedication of a Conservation Easement (Conservation Areas A & B) to the County of San Luis Obispo. The Conservation Easement shall be approximately 1.37 acres (0.55 ha) in size and in substantial conformance with the two areas depicted on Figure A. The easement must be recorded with the County prior to any site disturbance or use/reliance on County permits. Allowable activities within this easement will be restricted to those associated with natural resource enhancement and management. Language regarding allowable uses is provided below.

Figure A



December 19, 2018

Conservation Easement Language

The purpose of the Conservation Easement is to ensure that existing and future habitat values within the Easement Areas (Conservation Area A and Conservation Area B) will be protected by preventing any use of the Easement Areas that would impair or interfere with habitat functions and values for the Morro shoulderband snail (*Helminthoglypta walkeriana*).

Allowed Uses: This Conservation Easement is intended to confine the use of Easement Areas by the Grantor; subsequent property owner(s); and the personal representatives, heirs, successors, and assigns of either the Grantor or subsequent property owners only to those activities that are consistent with the preservation, enhancement, and management of native habitat for the Morro shoulderband snail. Such activities include but are not limited to:

- Habitat restoration;
- Invasive species control;
- Erosion control;
- Maintenance of easement boundary markers and perimeter fencing;
- Continued pedestrian use (pedestrian only- no horses, bikes, or motorized vehicles) along the existing access in the northern portion of Conservation Easement A between the eastern edge of the property west to the state park boundary.

Prohibited Uses: Any activity in or use of the Easement Areas inconsistent with the purpose of the Conservation Easement by the Grantor; subsequent property owner(s); and the personal representatives, heirs, successors, and assigns of either the Grantor or subsequent property owner, is prohibited. Without limiting the generality of the foregoing, and except when an approved purpose in the Allowed Uses section above, the following activities and uses are expressly prohibited in, on, over, or under the Easement Areas:

A. Structures: The construction of man-made structures including but not limited to the construction or placement of any buildings, sheds, roads, trails, utility lines, or other objects that would result in the removal or destruction of native habitat. This restriction does not include bat boxes, bird nesting boxes, and the placement of fences or markers for boundary demarcation;

B. Demolition: The removal, demolition, or alteration of markers and fencing constructed for the purpose of demarcation of the Easement Areas;

C. Soils: The removal, excavation, or disturbance of soils, or any change in the topography of the land, including any ditching, extraction, drilling, or excavation of any kind;

D. Drainage: The disturbance of the water table or stormwater runoff patterns, except for approved project-related stormwater control measures and any maintenance associated with those stormwater measures. All pre-existing or approved project-related drainage/stormwater control features should be shown on the Storm Water Control Plan (Walsh Engineering 2018);

E. Waste or Debris: The storage, dumping, depositing or accumulation of soil, trash, ashes, refuse, waste, bio-solids, or any other materials within the boundaries of the Easement Areas;

F. Non-Native Species: The planting or introduction of non-native plant or animal species;

G. Herbicides, Insecticides and Pesticides: The use of fertilizers, herbicides, insecticides, or pesticides, or other chemicals, except for as may be necessary to control invasive species that threaten the natural character of the Easement Areas;

H. Removal of Vegetation: The disturbance, destruction, mowing, cutting, pruning, or removal of any kind of any native trees, shrubs, or other vegetation within the Easement Areas, except for pruning, cutting, or removal for:

- safety purposes; or
- control in accordance with accepted scientific resource management practices for diseased or dead vegetation; or
- control of non-native species and noxious weeds; or
- scientific or nature study;

I. Agricultural Activities: Conversion of, or expansion into, any portion of the Easement Areas for use of agricultural, horticultural, gardening, silviculture, livestock or equine stabling, pasturing, or grazing activities;

J. Vehicle Use: Use of ATVs, dirt bikes, motorcycles, off-road vehicles, or any motorized vehicles of any kind except on existing driveway is prohibited in the Easement Areas.

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BIO-10 **Within 30 days prior to site grading and during site grading,** a County-approved biologist shall conduct surveys for silvery legless lizards, coast horned lizard, and other reptiles. The surveyor shall utilize hand search or cover board methods in areas of disturbance where legless lizards are expected to be found (e.g., under

shrubs, other vegetation, or debris). If cover board methods are used, they shall commence at least 30 days prior to the start of construction. Hand search surveys shall be completed immediately prior to and during grading activities. A copy of the survey shall be provided to the County **prior to foundation inspection.**

During grading activities, the County-approved biologist shall walk behind the grading equipment to capture silvery legless lizards that are unearthed by the equipment. The surveyor shall capture and relocate any legless lizards or other reptiles observed during the survey effort. The captured individuals shall be relocated from the construction area and placed in suitable habitat on the parcel but outside of the work area. **Following the survey and monitoring efforts,** the County-approved biologist shall submit to the County a project completion report that documents the number of silvery legless lizards and coast horned lizards captured and relocated, and the number of individuals taken during grading activities.

BIO-11 Pre-construction surveys and avoidance measures for listed plant species. Prior to any ground disturbance, the Applicant shall conduct pre-construction biological surveys for special-status plant species in all areas subject to ground-disturbing activity, including, but not limited to, grading, footing preparation, assembly yards, staging areas, new access roads, utility lines, etc. The surveys shall be conducted during the appropriate blooming period(s) by a County-qualified plant botanist/biologist according to protocols established by the USFWS, CDFW, and California Native Plant Society (CNPS). All listed plant species found shall be marked and avoided if feasible. All listed plants that cannot be avoided shall be replanted a ratio of 2:1 in an area outside the area of disturbance within a permanent conservation area determined by the County. Any populations of special-status plants found during surveys will be fully described, mapped, and a CNPS Field Survey Form or written equivalent shall be prepared.

These surveys must be accomplished within 24 months of construction and during a year in which rainfall totals are at least 80% of average and in which the temporal distribution of rainfall is not highly abnormal (e.g., with the vast majority of rainfall occurring very early or late in the season) to be reasonably certain of the presence/ absence of rare plant species, unless surveys of reference populations document that precipitation conditions would not have adversely affected the detectability of the species.

Monitoring: Required at time of application for construction permits and during construction. Compliance will be verified by the County Department of Planning and Building.

PUBLIC FACILITIES AND SERVICES (PS)

PS-1 Prior to issuance of construction permits, the applicant shall pay all applicable school and public facilities fees.

December 19, 2018

Monitoring: Required at time of application for construction permits. Compliance will be verified by the County Department of Planning and Building.

WASTEWATER (WW)

WW-1 **Prior to issuance of construction permits,** the applicant shall be required to submit sufficient soil percolation and soil boring information to show how the future septic systems will comply with the Central Coast Basin Plan.

WATER RESOURCES (WR)

WR-1 **Prior issuance of building permits,** the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.04.186 of the San Luis Obispo County Coastal Zone Land Use Ordinance and the attached mitigation measures. All plants utilized shall be drought tolerant. Drip-line irrigation shall be used for all landscaped areas (except turf areas) installed for new construction. The drip irrigation system must include an automatic rain shut-off device, soil moisture sensors, and an operating manual to instruct the building occupant on how to use and maintain the water conservation hardware.

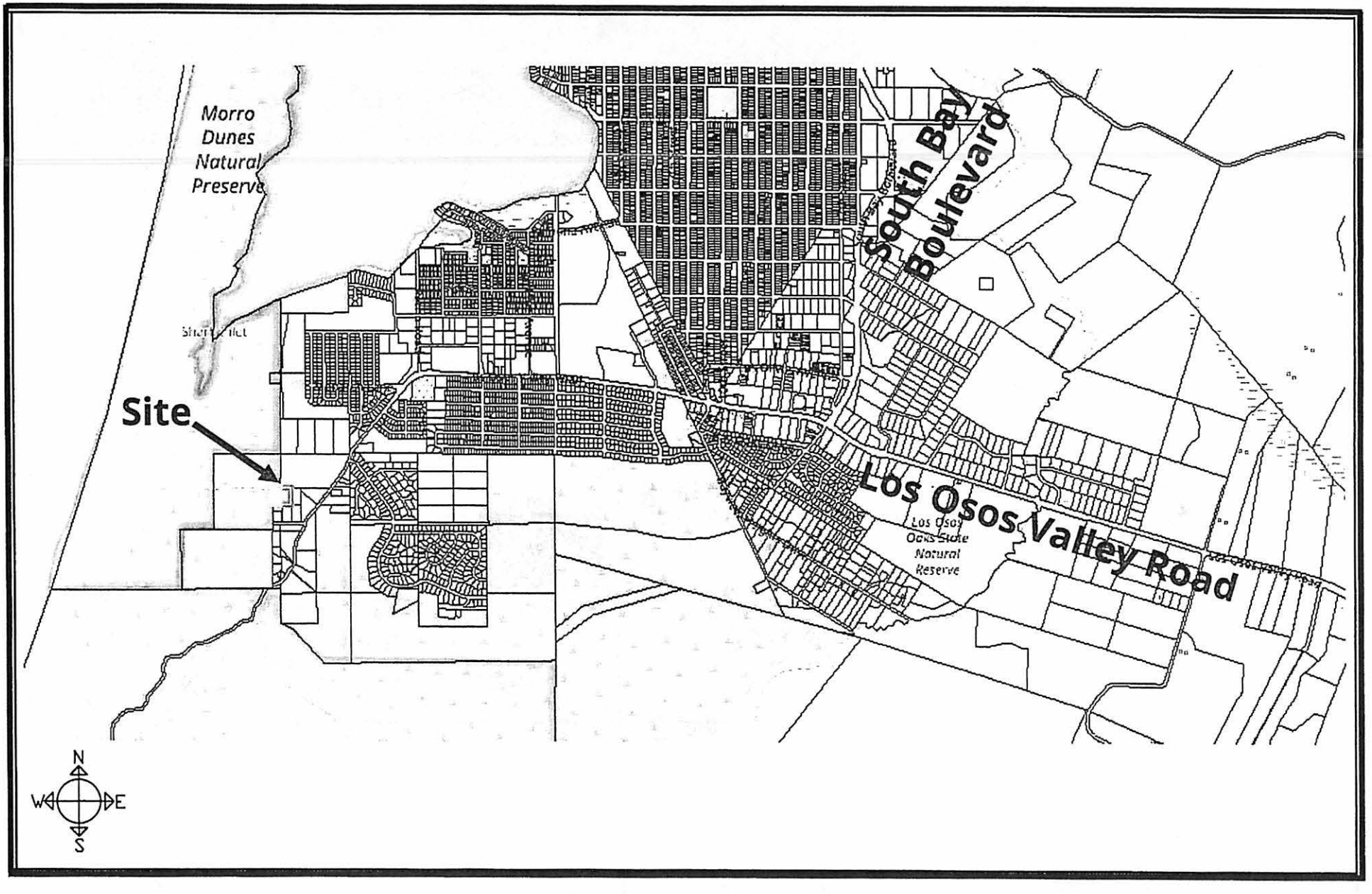
WR-2 **Prior occupancy or final inspection,** one of the following shall be installed as a part of the water supply system: 1) A "Point-of-use" supplemental water heater system in all bathrooms and kitchen, or 2) a circulating hot water system.

Monitoring: Required at the time of application for construction permits. Implementation required prior to final inspection. Compliance will be verified by the County Department of Planning and Building.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

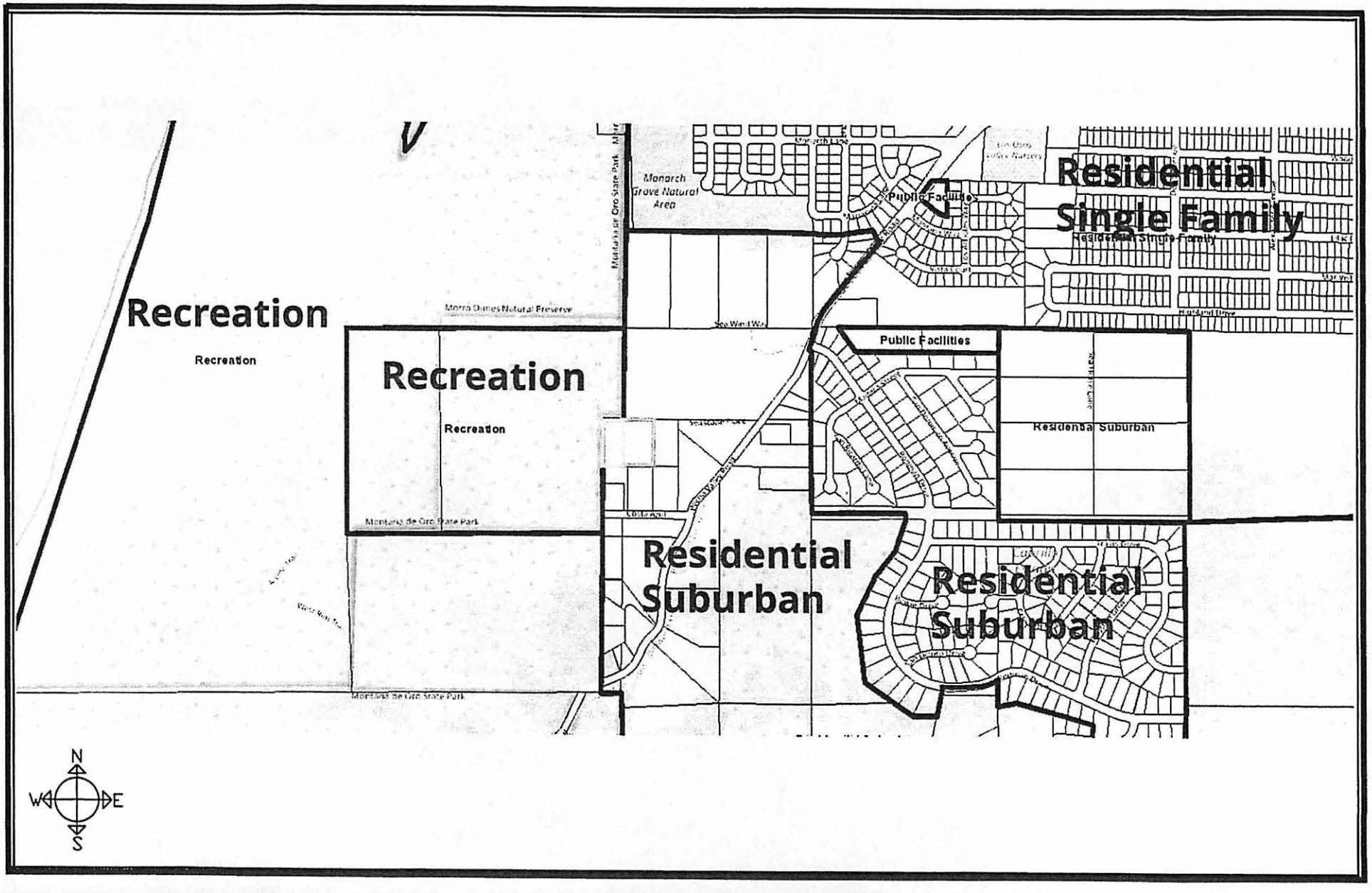
Matthew LoTysch 12-20-201

Signature of Applicant **Name (Print)** **Date**



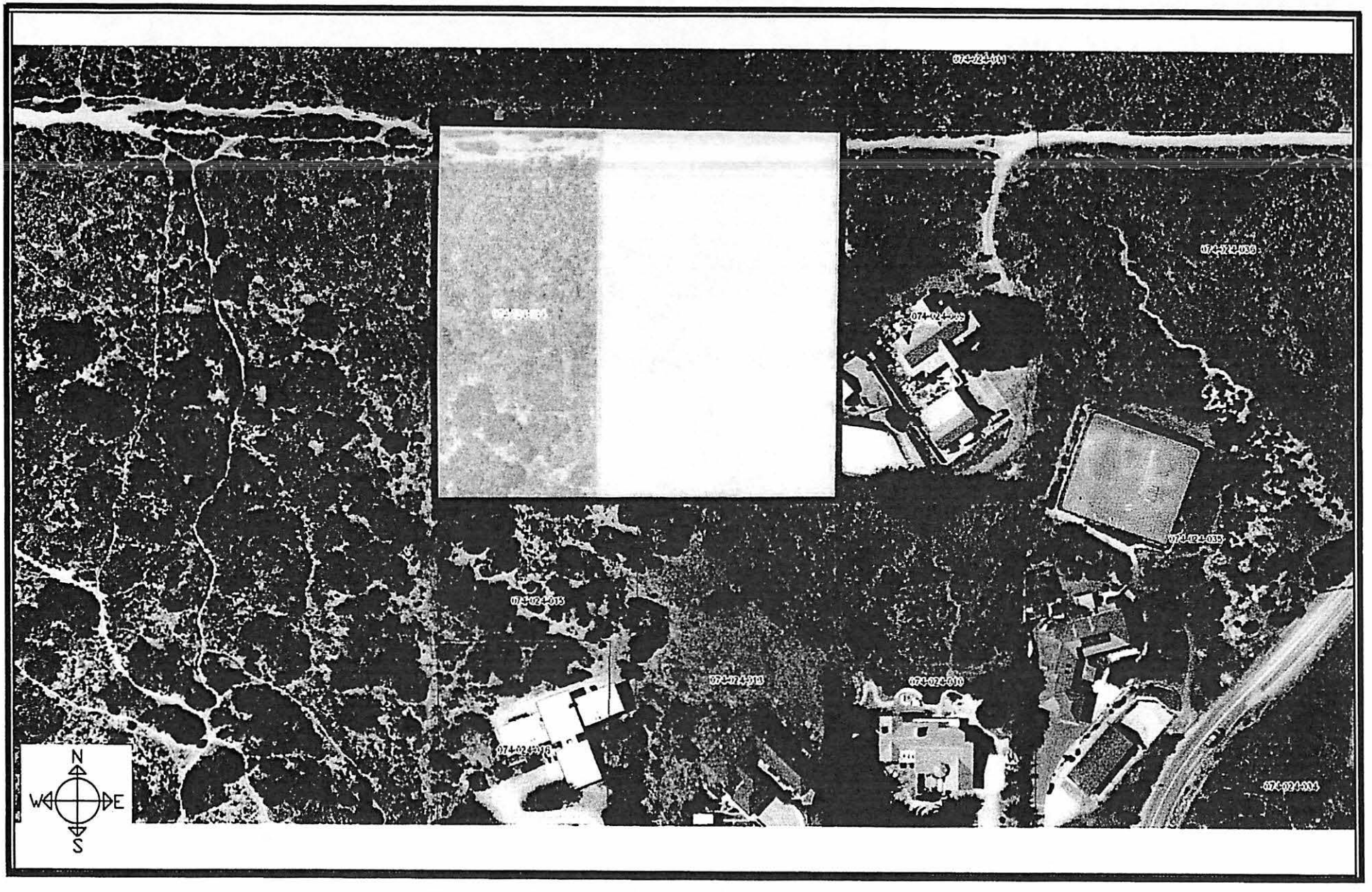
COUNTY OF SAN LUIS OBISPO

Vicinity Map
DRC2017-00080



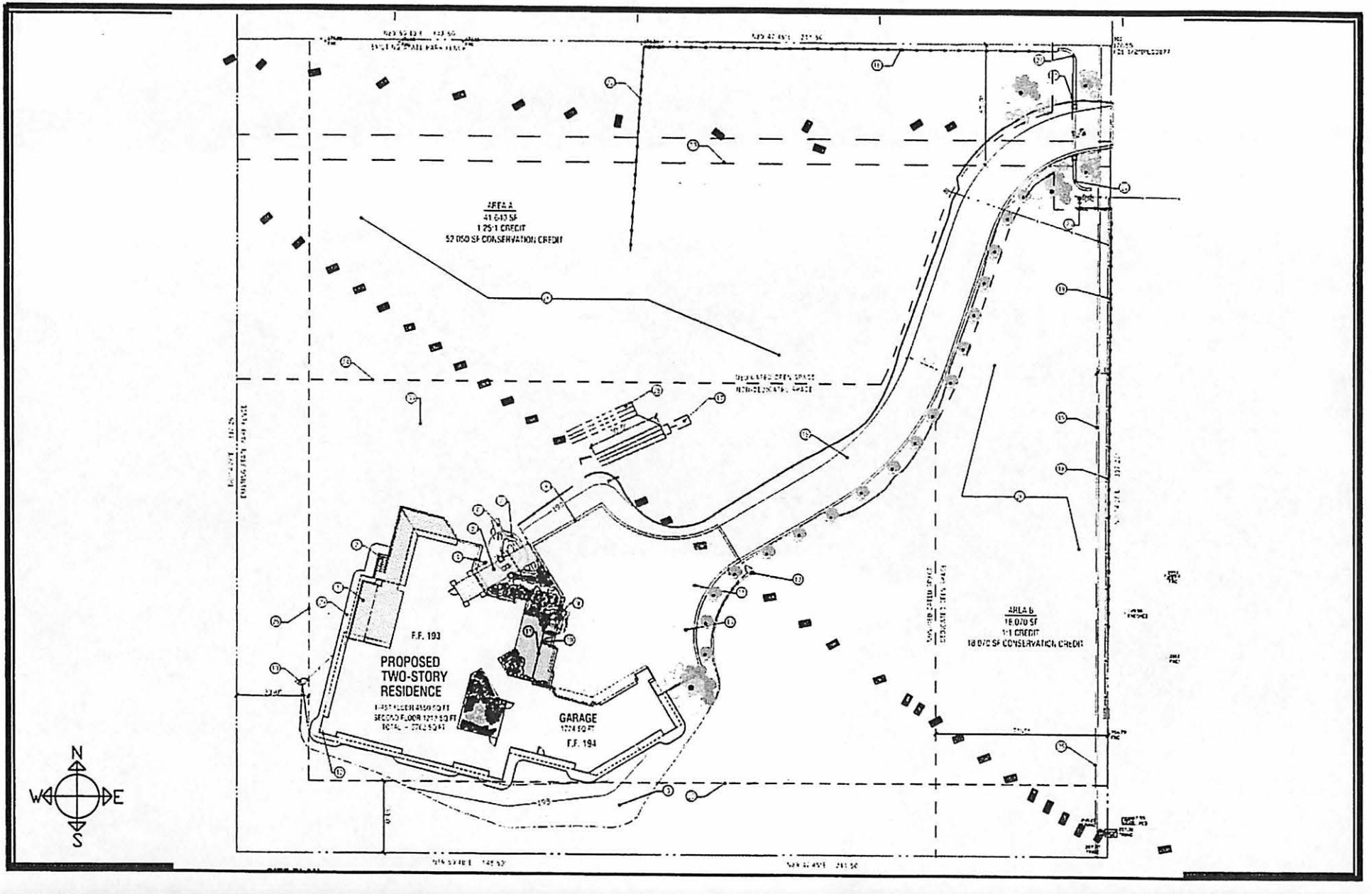
COUNTY OF SAN LUIS OBISPO

Land Use Category Map
DRC2017-00080



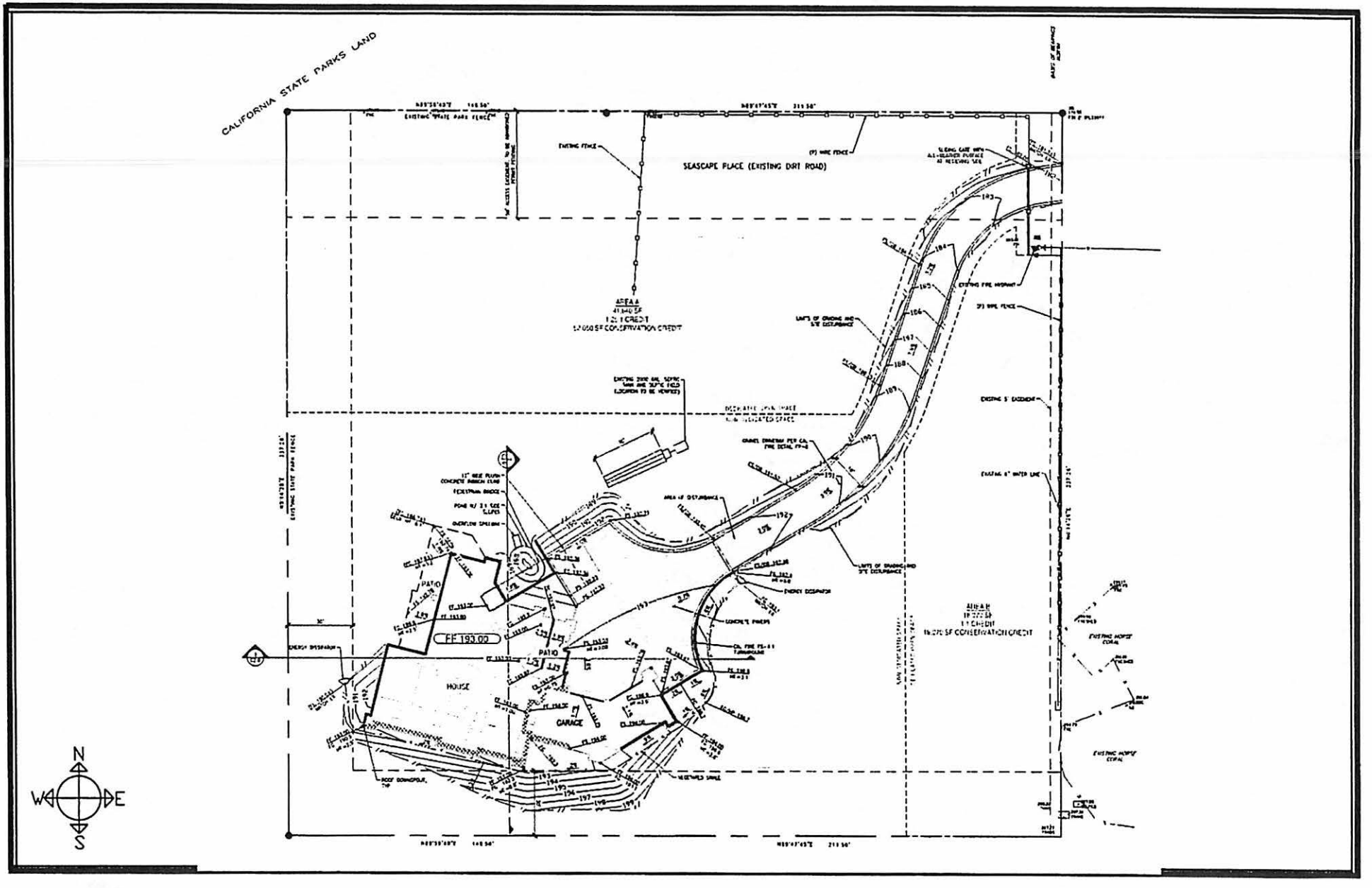
COUNTY OF SAN LUIS OBISPO

Aerial
DRC2017-00080



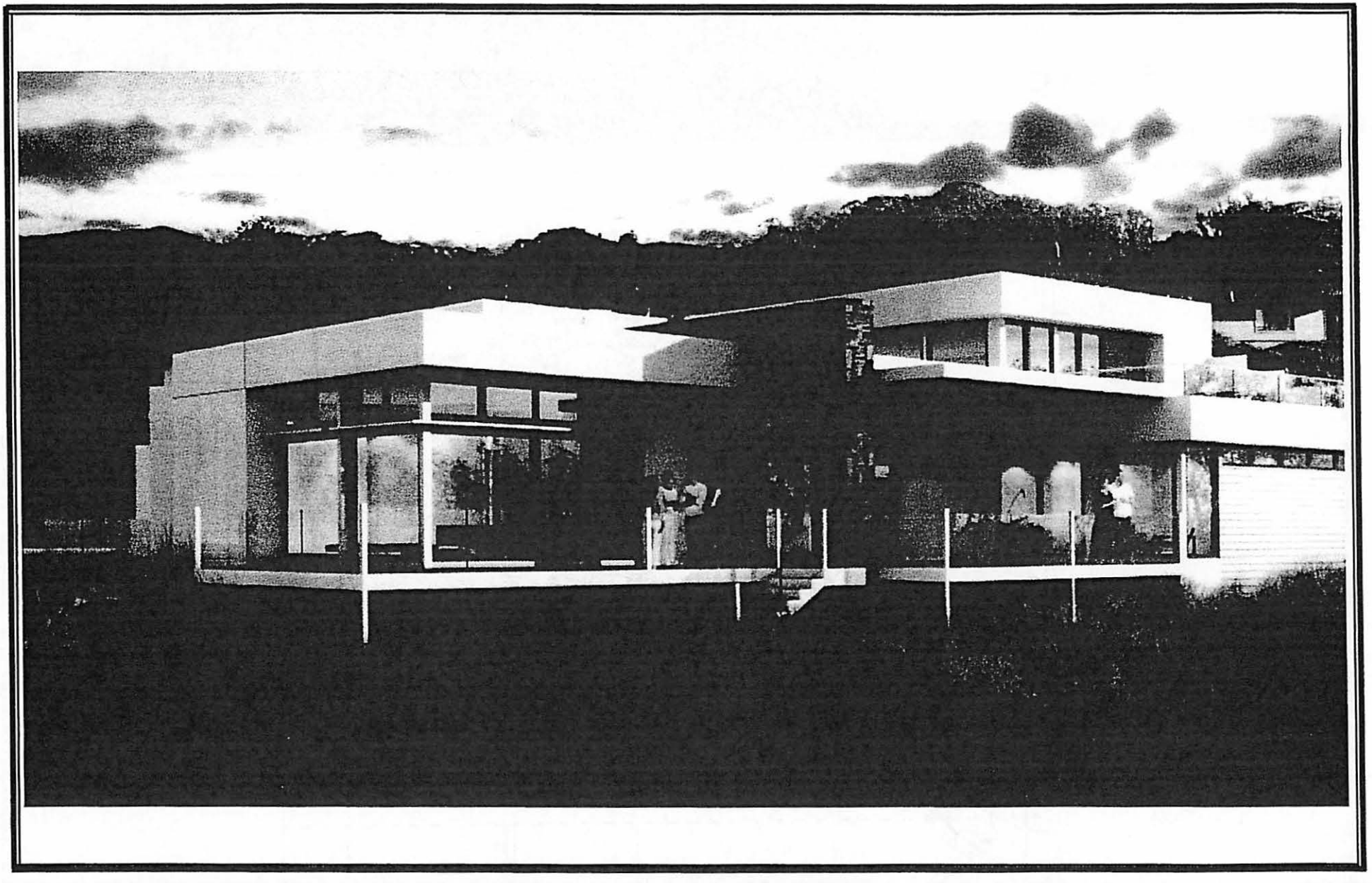
COUNTY OF SAN LUIS OBISPO

Site Map
DRC2017-00080



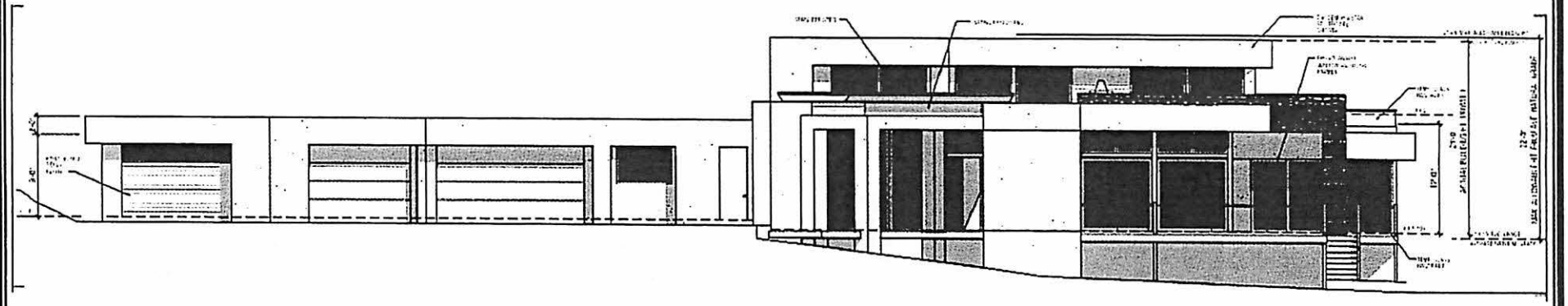
COUNTY OF SAN LUIS OBISPO

Grading Plan
DRC2017-00080



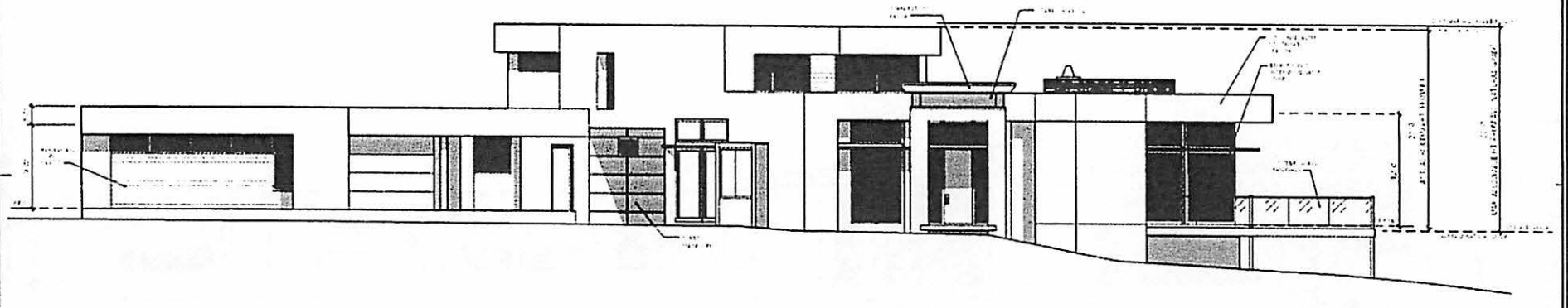
COUNTY OF SAN LUIS OBISPO

Rendering: Northwest
DRC2017-00080



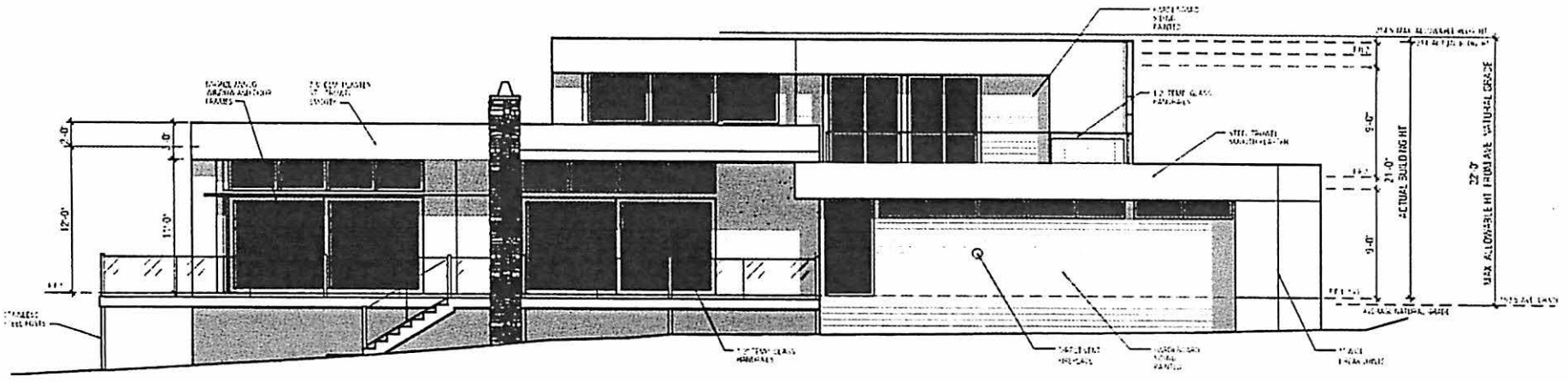
COUNTY OF SAN LUIS OBISPO

Elevations: North
DRC2017-00080



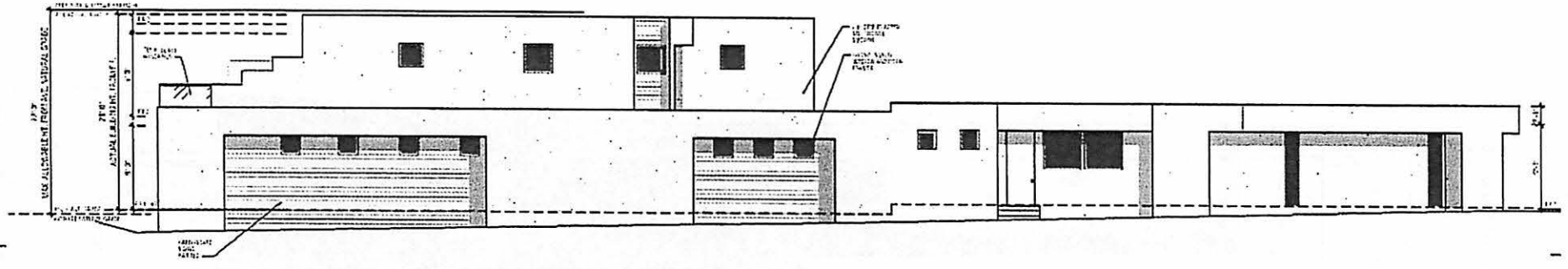
COUNTY OF SAN LUIS OBISPO

Elevations: Northeast
DRC2017-00080



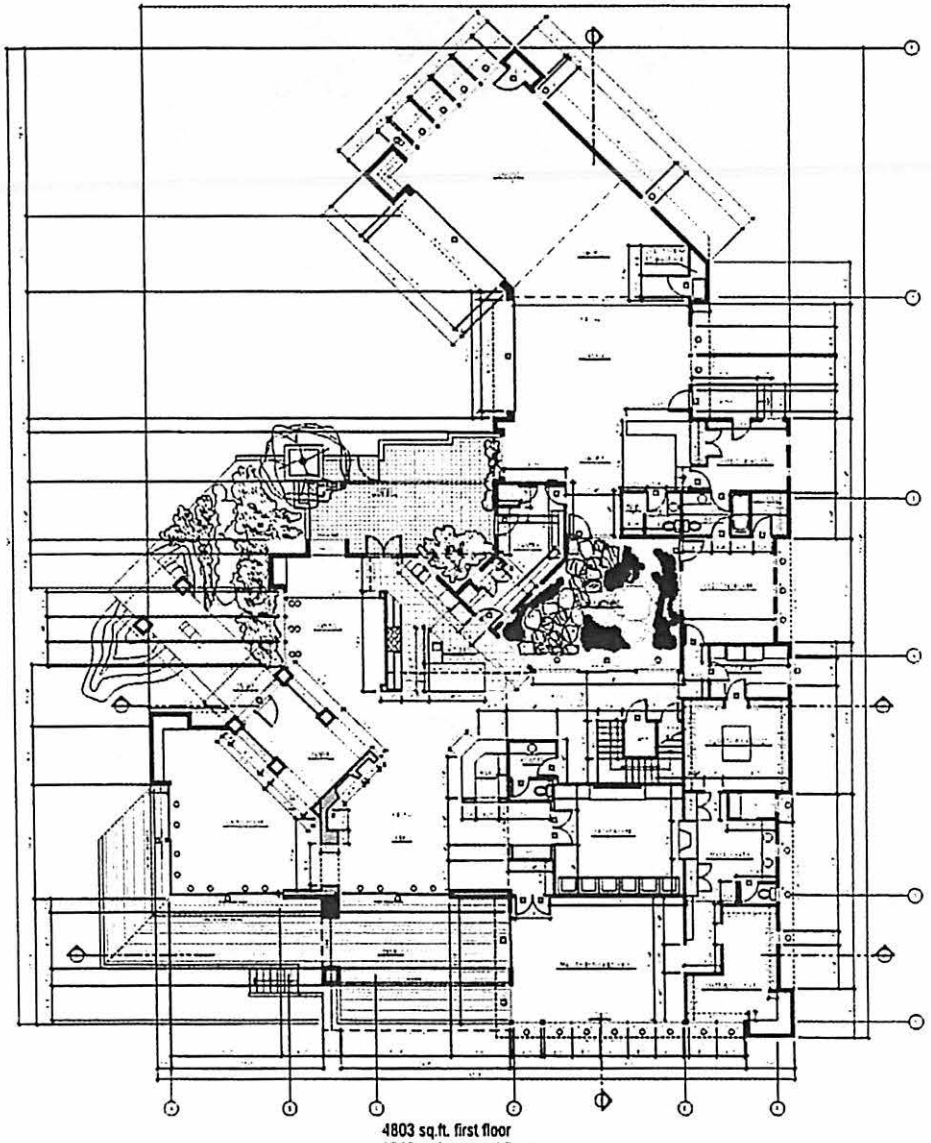
COUNTY OF SAN LUIS OBISPO

Elevations: Northwest
DRC2017-00080



COUNTY OF SAN LUIS OBISPO

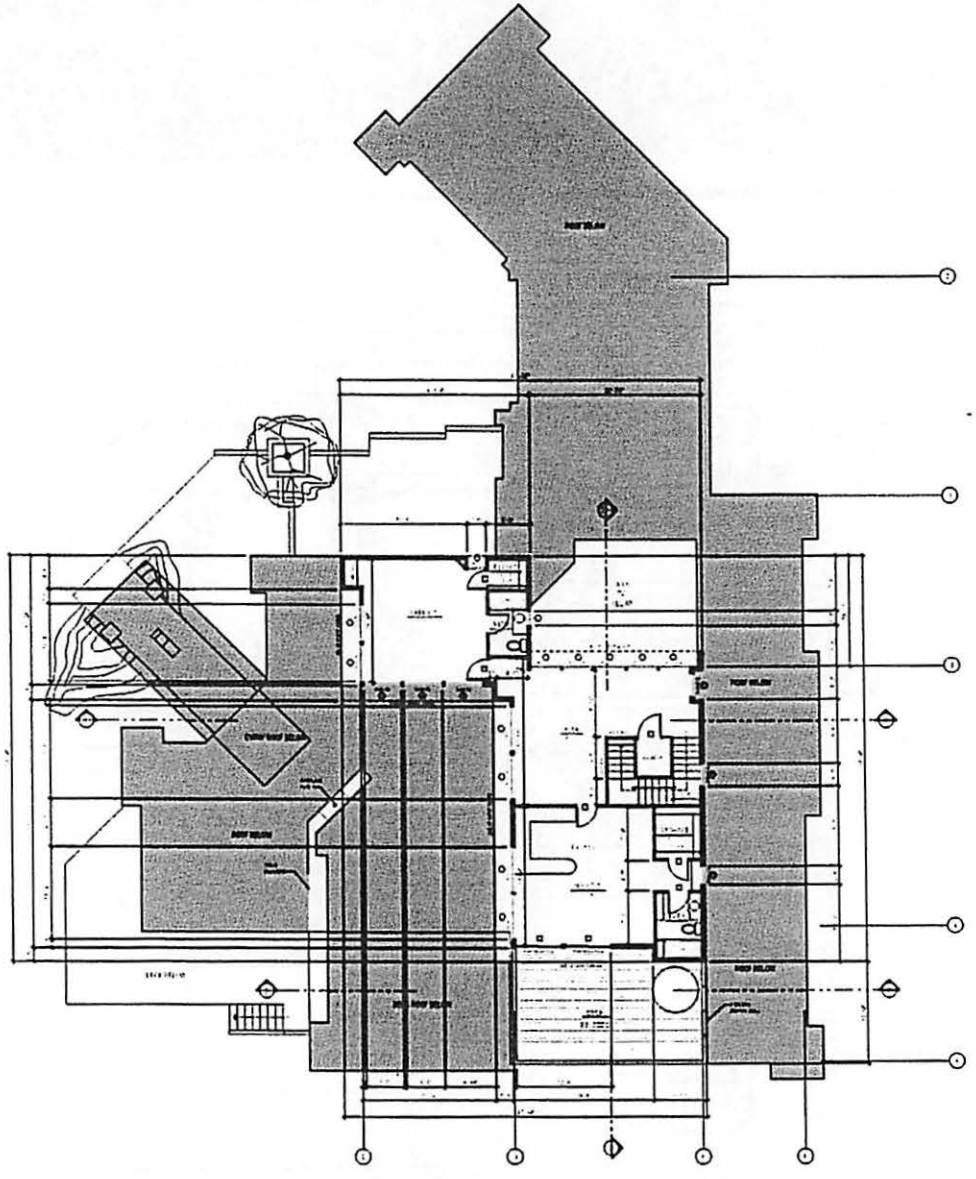
Elevations: Southwest
DRC2017-00080



4803 sq.ft. first floor
1242 sq.ft. second floor
1702 sq.ft. garage

COUNTY OF SAN LUIS OBISPO

Floor Plan: First Floor
DRC2017-00080



COUNTY OF SAN LUIS OBISPO

Floor Plan: Second Floor
DRC2017-00080

Golden State
Water Company
A Subsidiary of American States Water Company

February 14, 2018 Updated from March 31, 2017

Matthew Lotysch
7306 Vista Del Mar Lane
Playa Del Rey, CA 90293

Re: CAN AND WILL SERVE LETTER
85 Seascape Place, Los Osos
APN 074-024-012 and -014

This letter is to inform you that Golden State Water Company (GSWC) can and will be able to provide domestic water and fire protection water service for the proposed single-family residence at 85 Seascape Place located in GSWC's Los Osos System (Project). GSWC ability to provide this service is subject to General Order 103-A and approved rules of the California Public Utilities Commission.

Low-flow water fixtures must be used indoors, and drip and micro spray systems be used for irrigation of new constructed homes and buildings. You will be responsible for providing GSWC with an accurate count of water fixtures for all existing and proposed buildings on the lot including outside irrigation demand (sprinkler and bubbler head count) to ensure proper sizing of the service and water meter. Please provide this information to the attention of Tony Lindstrom, in GSWC's Los Osos office at 1140 Los Olivos Avenue, Los Osos, CA 93402

The Los Osos community, specifically the Los Osos Water Basin has been impacted by water resource issues for many years. The legal judgement of Los Osos Community Service District v. Golden State Water Company, S&T Mutual Water Company and County of San Luis Obispo referred to as "Stipulated Judgement" approved the Los Osos Basin Plan. As a party to the Stipulate Judgement GSWC is required to abide by the terms of the judgement. Therefore, this project may be subject to various improvements identified in the Los Osos Basin Plan to ensure the integrity of the local groundwater supply.

This can and will serve commitment expires one year from the date of this letter. If construction of this project has not started within one year, an extension will need to be requested. Such time extension will be subject to any governmental requirements in place at the time of the request.

Sincerely,

Larry Dees Date: 2018.02.14 13:25:34 -08'00'

Larry Dees, P.E.
Operations Engineer

2330 A Street Suite A Santa Maria, Ca. 93455
Tel: (805) 349-7407 Fax: (805) 349-7617

CAL FIRE – SAN LUIS OBISPO
FIRE SAFETY PLAN

Date: **June 25, 2018**

Project Number: DRC2017-00080
Project City: Los Osos
Owner Name: Matthew Lotysch
City, State, Zip: Playa Del Rey, Ca. 90293
Agent Name: Thom Brajkovich
City, State, Zip: San Luis Obispo, Ca. 93401
Project Description: New 2 story 5762sf. SFD.

Project Location: 85 Seascape Ln.
Cross Street:
Owner Address: 7306 Vista Del Mar Ln.
Owner Phone(s): 310-985-5531
Agent Address: 1009 Morro Ave.
Agent Phone(s): 805-541-9486

- The following **checked** items are required to be completed prior to final inspection of this project.
- Fire department final inspection can be scheduled by calling **(805) 543-4244, extension #3490.**
- Inspections will be completed on **Tuesday** for South County areas and **Thursday** for North County areas.
- Please have your County issued permit card on site and visible.
- Visit our website at www.calfireslo.org for more information.

This project is located approximately 5 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project is located in State Responsibility Area for wildland fires, and is designated as a **Very High** Fire Hazard Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following CHECKED standards are required:
☒ **SETBACK** 30-foot building setback from property line required for parcels 1 acre in size or larger **Note: All setbacks are subject to S.L.O County Planning Department approval.
☒ **FIRE SPRINKLERS** A fire sprinkler system is required for this project per local Fire Code.
☒ Fire alarm bell must be installed and working at final inspection (if required by NFPA 13D).
☒ Mount spare heads & wrench box in garage or near riser. (1 of each type)
☐ **TANK** A water storage tank is required that gravity feeds a residential fire connection
☐ 5000 gallons of **minimum** water storage is required for fire protection
☐ **Note:** 2500 Gallon minimum. Structures within 50 feet of project are calculated as part of the tank capacity requirement. C-16 or FPE will calculate capacity of tank if project is sprinklered.
☐ Tanks must be steel or concrete in High and Very High Fire Hazard Severity zones
☐ Automatic Fill, Sight Gauge & Venting System required
☐ Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe
☐ System must gravity drain to the Fire Department Connection
☐ Fire connection shall be located on the approach to the structure(s)
☐ Fire connection must be located not less than 50 feet & no more than 150 feet from the structure
☐ Fire connection must be located 10-12 feet from the edge of the driveway/road & 24-36" above finished grade
☐ Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with brass or plastic cap. The outlet must face toward the driveway at a 90° angle.
☐ If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection
☐ Must maintain a 3 foot clear space around the circumference of the connection at all times
☐ Blue dot reflector must be located near fire connection, visible to approaching vehicles
☒ **HYDRANT** A fire hydrant is required that can deliver 750 gallons per minute for 2 hours.
☒ ****Must submit a completed Community Water System Verification Form
☒ Must have two 2 1/2" outlets and one 4" outlet with National Standard threads
☒ Must be located within 8 feet of the roadway
☒ Place a blue dot road reflector on roadway, just off center, on the side of the hydrant
☒ Hydrant must be located within 250 feet of the residence.
☒ Must maintain a 3 foot clear space around the hydrant at all times

☐ **ACCESS ROAD** A 20-foot wide access road is required
☐ All weather surface capable of supporting 20 tons
☐ 10 feet of fuel modification is required on both sides of road
☐ Must provide an unobstructed vertical clearance of not less than 13'6"
☐ Where road exceeds a 12% grade, it must be a nonskid surface
☐ If road exceeds a 16% grade, it must be certified by an engineer
☐ Road must be named & posted using the County standard signage
☒ **DRIVEWAY** must be **16** feet wide
☒ All weather surface capable of supporting 20 tons
☒ Where driveway exceeds a 12% grade, it must be a paved nonskid surface
☒ 10 feet of fuel modification is required on both sides of the driveway
☒ Must provide an unobstructed vertical clearance of not less than 13'6"
☒ Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of residence/structure
☐ Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart (**Exception:** 16' wide driveways)
☐ **BRIDGE** is required to support a fire engine load weight of 20 tons
☐ Bridge must have a sign indicating load & vertical clearance limits at entrances
☐ One-lane bridge: minimum 10', turnouts at both ends, one-way signs, clear visibility
☒ **GATE** entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway.
☒ Center line of lane turning radius must be at least 25 feet
☒ Electric gates shall be maintained operational at all times and shall provide Fire Department emergency access via a "Knox" switch. A Knox application must be requested from the Prevention Bureau. Manual gates may be secured by a padlock.
☒ Must be setback a minimum of 30 feet from the SLO County maintained road
☒ **100' FLAMMABLE VEGETATION MANAGEMENT** around structures required.
☒ Maintain a fire clearance of 30 feet around all buildings & structures
☒ Within the area of 30'-100' from structures, additional fire reduction measures shall be required.
☒ Remove limbs located within 10 feet of chimney & trim dead/dying limbs that overhang the roof. Leaves, needles, or dead growth shall be removed from the roof
☒ **LPG TANKS** Minimum separation from buildings & property lines for LPG above ground tanks is: 10 feet for 125-500 gallon container; 25 feet for 501-2,000 gallon container
☒ Maintain a minimum vegetation clearance of 10 feet around LPG tanks or containers
☒ **IGNITION RESISTANT CONSTRUCTION REQUIREMENTS** This project must meet all requirements of Chapter 7A of the 2016 California Building Code for Fire-Resistance-Rated Construction. Please contact the San Luis Obispo County Department of Planning & Building for more information at (805) 781-5600.
☒ A Class **A** non-combustible roof is required that meets all requirements of Chapter 7A of the 2013 California Building Code.
☒ **ADDRESS** Each residence requires separate address numbers, assigned by the San Luis Obispo County Department of Planning and Building. Please contact (805) 781-5157 for more information.
☒ Highly visible with contrasting background permanent address numbers shall be placed at the driveway entrance and directional signs at each T or Y intersection (minimum 6" letter/number height, 1/2 inch stroke). Reflective numbers are highly recommended!
☒ Highly visible address numbers shall be placed on the residence(s). (Minimum 6" letter/number height with 1/2 inch stroke).
☒ **SMOKE & CARBON MONOXIDE DETECTOR** Smoke detectors are required in all sleeping areas and in hallways leading to sleeping areas.
Comments:

Please note: Any changes made to this project shall cancel the Fire Safety Plan and require new plans to be submitted to CAL FIRE for review and the issuance of a new fire plan. If this project is not completed within the time allotted by the Building Permit; it will be required to meet all applicable fire codes in effect at the time a new permit is issued and before final inspection of the structure. Any future change of occupancy will also require compliance with all codes in effect at that time.

Tony Gomes

Inspector

Fire Captain